

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
First Floor

June 2, 2009
Tuesday, 12:45 PM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Vacant – District 7
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

1. **12:45 P.M. Tobin Room** - Work Session on related items and discussion of policies and administrative procedures and any items for consideration on the agenda for June 2, 2009.
2. 1:00 P.M. Board Room– Call to Order
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of May 19, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2009076 ERZD - POSTPONED:** A request for a change in zoning from “NP-10 ERZD MLOD-1” Neighborhood Preservation Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 and “QD S ERZD MLOD-1” Quarry Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 with a Specific Use Authorization for Blasting to “MPCD ERZD MLOD-1” Master Planned Community Edwards Recharge Zone Camp Bullis Military Lighting Overlay District-1 on 389.53 acres out of NCB 19221, 19101 North US Highway 281 and 19300 Classen Crest. (Council District 9)
7. **ZONING CASE NUMBER Z2008256 ERZD:** A request for a change in zoning from “C-2” Commercial District, “C-2 ERZD” Commercial Edwards Recharge Zone District, “C-3” General Commercial District, “C-3 ERZD” General Commercial Edwards Recharge Zone District and “I-1” General Industrial District to “C-3NA” General Commercial District, Nonalcoholic Sales and “C-3NA ERZD” General Commercial Edwards Recharge Zone District, Nonalcoholic Sales on Lot 1, Block 2, NCB 17402, 5003, 5019, 5039, 5119, and 5131 Beckwith Boulevard. (Council District 8)
8. **ZONING CASE NUMBER Z2008180:** A request for a change in zoning from “C-2 MLOD-1” Commercial, Camp Bullis Military Lighting Overlay District and “C-2 GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Overlay, Camp Bullis Military Lighting Overlay District and “C-3 MLOD-1” General Commercial Camp Bullis Military Lighting Overlay District and “C-3 GC-1 MLOD-1” General Commercial Hill Country Gateway Corridor Overlay, Camp Bullis Military Lighting Overlay

District to “MPCD MLOD-1” Master Planned Community District, Camp Bullis Military Lighting Overlay District, “MPCD GC-1 MLOD-1” Master Planned Community District Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District on 89.367 acres out of Lot 5, Block 1, NCB 14858, 15000 Block of Interstate Highway 10, 5000 Block of Loop 1604 West, 5400 Block of Presidio Parkway and 15700 Block of Vance Jackson Road. (Council District 8)

9. **ZONING CASE NUMBER Z2009061:** A request for a change in zoning from “C-3” General Commercial District and “MR” Military Reservation District to “MF-18” Multi-Family District (16.47 acres) and “C-3” General Commercial District (2.498 acres) on 18.968 acres out of NCB 15655, 4770 West Military Drive. (Council District 4)
10. **ZONING CASE NUMBER Z2009081 CD:** A request for a change in zoning from “R-4” Residential Single-Family District, “R-6” Residential Single-Family District, “MH” Manufactured Housing District, “O-2” Office District, “C-2” Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-3” General Commercial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, and “I-2 S” Heavy Industrial District with a Specific Use Authorization for a Bulk Plant and Terminal to “R-4” Residential Single-Family District, “R-6” Residential Single-Family District, “RM-4” Residential Mixed District, “RM-6” Residential Mixed District, “O-1” Office District, “NC” Neighborhood Commercial District, “NC CD” Neighborhood Commercial District with a Conditional Use for a Noncommercial Parking Lot, “C-1” Light Commercial District, “C-2P” Pedestrian Commercial District, “C-2” Commercial District, and “L” Light Industrial District on multiple properties located along Nogalitos Street, South Zarzamora, Somerset Road, New Laredo Highway and Southcross Boulevard. (Council District 4 and 5)
11. **ZONING CASE NUMBER Z2009088:** A request for a change in zoning from “R-6 MLOD-1” Residential Single-Family Camp Bullis Military Lighting Overlay District and “R-6 GC-1 MLOD-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to “C-3 MLOD-1” General Commercial Camp Bullis Military Lighting Overlay District and “C-3 GC-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on 3.584 acres out of NCB 34761, 0.29 of an acre out of NCB 34780 and 0.104 of an acre out of CB 4761, 6194 Old Camp Bullis Road. (Council District 8)
12. **ZONING CASE NUMBER Z2009094:** A request for a change in zoning from “R-4” Residential Single-Family District and “I-1” General Industrial District to “C-2” Commercial District on Lots 42, 43, 44, 87 and 88, Block 9, NCB 3128 and Lot A-15, NCB 3852, 2701 South Presa Street. (Council District 5)
13. **ZONING CASE NUMBER Z2009097:** A request for a change in zoning from “R-5” Residential Single-Family District and “C-3” General Commercial District to “C-3” General Commercial District (15.124 acres) and “MF-33” Multi-Family District (12.116 acres) on 27.24 acres out of NCB 10675, NCB 10677, NCB 13143, and NCB 13144, 3860 IH 10 East. (Council District 2)
14. **ZONING CASE NUMBER Z2009098:** A request for a change in zoning from “PUD R-6” Planned Unit Residential Single Family District to “MF-40” Multi-Family District on 4.281 acres out of Tract 16 and Tract 17, NCB 8694, 6400 North Vandiver Road. (Council District 2)
15. **ZONING CASE NUMBER Z2009102:** A request for a change in zoning from “R-4” Residential Single-Family District to “RM-4” Residential Mixed District on Lot 19, Lot 20, Lot 21 and Lot 22, Block 4, NCB 8539, 119 Moraima Street. (Council District 6)

16. **ZONING CASE NUMBER Z2009103 H:** A request for a change in zoning from “R-4” Residential Single-Family District to “H R-4” Residential Single-Family, Los Angeles Heights/Keystone Historic District on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 64, NCB 2758; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 65, NCB 2759; All of NCB 2762; All of NCB 2763; Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, Block 71, NCB 2766 and Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Block 72, NCB 2767, 1400 Block and 1500 Block (both sides) of West Rosewood Avenue and 1400 Block and 1500 Block (both sides) of West Lynwood Avenue. (Council District 1)
17. **ZONING CASE NUMBER Z2009104 CD:** A request for a change in zoning from “C-2” Commercial District to “C-2 CD” Commercial District with a Conditional Use for a Funeral Home or Undertaking Parlor on Lot 1 and Lot 2, Block 11, NCB 17941(CB 4017), 8910 and 9060 Bandera Road. (Council District 8)
18. **ZONING CASE NUMBER Z2009105:** A request for a change in zoning from “R-4” Residential Single-Family District to “C-2NA” Commercial Nonalcoholic Sales District on Lot 22, Block 3, NCB 2210, 811 Perez. (Council District 5)
19. **ZONING CASE NUMBER Z2009106 S:** A request for a change in zoning from “H C-1 RIO-6” Light Commercial Mission Historic River Improvement Overlay District-6 to “H C-3NA S RIO-6” General Commercial Mission Historic River Improvement Overlay District-6, Non-Alcoholic Sales with a Specific Use Authorization for a Human Services Campus on Lots 3, 4 and 5, Block 1, NCB 11175, 8706 and 8708 Mission Road. (Council District 3)
20. **ZONING CASE NUMBER Z2009107:** A request for a change in zoning from “H F-1” General Industrial Historic District to “H C-2NA” Commercial Nonalcoholic Sales Historic District on 5.159 acres out of NCB 7665, 952 and 974 East Southcross Boulevard. (Council District 3)
21. Consideration and recommendation on proposed amendments to the Unified Development Code (UDC) related to Section 35-357 “FBZD” Form Based Zoning District.
22. Director’s Report – No issue to report.
23. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
24. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Planning & Development Services Dept
City of San Antonio
(05/13/2009 - E Hart)

CASE NO: Z2008256 ERZD

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009

Council District: 8

Ferguson Map: 514 E7

Applicant Name:

Owner Name:

24000 Tech Drive Buildings, Ltd.

24000 Tech Drive Buildings, Ltd.

Zoning Request: From "C-2" Commercial District, "C-2 ERZD" Commercial Edwards Recharge Zone District, "C-3" General Commercial District, "C-3 ERZD" General Commercial Edwards Recharge Zone District and "I-1" General Industrial District to "C-3 NA" General Commercial District, Nonalcoholic Sales and "C-3 NA ERZD" General Commercial Edwards Recharge Zone District, Nonalcoholic Sales.

Property Location: Lot 1, Block 2, NCB 17402

5003, 5019, 5039, 5119, and 5131 Beckwith Boulevard

On the north side of Beckwith Boulevard, between IH 10 West to the west and Vance Jackson to the east

Proposal: To allow an office warehouse

Neigh. Assoc. Woodland Park Homeowner's Association is within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property consists of undeveloped land and is also occupied by office warehouses. The property is adjacent to MF-33 zoning to the north, R-4 and R-6 zoning to the east, C-2 and C-3 zoning to the south and I-1 and C-3 zoning to the east. The surrounding land uses consist of apartments to the north; a school and residential dwellings to the east; undeveloped commercially zoned land, a hotel and offices to the south and a self storage facility to the west.

The applicant is requesting a zoning change to allow an office warehouse use. The proposed zoning district and use of the property are consistent with the current development pattern along this portion of Beckwith Boulevard (a local street) as there are parcels in the immediate vicinity which may be developed with these types of uses in the future since they are currently zoned commercial. Further, although the primary frontage of the subject property is along Beckwith Boulevard, the property is within 1,000 feet of the IH-10 West access road sandwiched between MF-33 Multi-Family District to the north and commercial zoning to the south and is also adjacent to Vance Jackson (a Secondary Arterial "Type A" street) to the east. Therefore, the proposed zoning is in character with the zoning of other properties like it in the area, also zoned commercial.

Due to the subject property's location within the Camp Bullis Awareness Zone, this application was reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. Seeing that the subject property is not immediately adjacent to Camp Bullis, is south of Loop 1604 and is less than 10 acres, the Garrison Commander has no concerns with the rezoning request.

SAWS Summary:

CASE NO: Z2008256 ERZD

Final Staff Recommendation - Zoning Commission

1. SAWS staff recommends approval of the proposed land use.
2. The property is classified as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 32.27%.

CASE MANAGER : Brenda Valadez 207-7945

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED
2009 MAY -4 PM 2: 33

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008256 (Flex Office Warehouse Space)

Date: May 4, 2009

SUMMARY

A request for a change in zoning has been made for an approximate 12.71-acre tract located on the city's northwest side. A change in zoning from **C-2 & C-3 ERZD to C-3 NA ERZD** (3.78 acres) is being requested by the applicant, Andrew C. Guerrero. The change in zoning has been requested to allow for the development of an office warehouse. The property is classified as Category 2.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, at 5131, 5119, 5039, 5019 & 5003 Beckwith Blvd. The 12.71 acre property lies within the Edwards Aquifer Recharge Zone (3.78 acres) and the Contributing within Transition Zone (8.93 acres) (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-2 & C-3 ERZD to C-3 NA ERZD and will allow for the development of an office warehouse. Currently the site has two existing office warehouses (5131, 5119 Beckwith Blvd.) and one new office warehouse (5039 Beckwith Blvd.). Two vacant lots are located at 5019 & 5003 Beckwith Blvd.

2. Surrounding Land Uses:

There are vacant properties located to the north of the subject site. A mini-storage business is located to the west of the property. Vance Jackson Rd. borders the eastern boundary of the property. Beckwith Blvd. bounds the southern portion of the subject site.

3. Water Pollution Abatement Plan:

The subject property is contained within the Tech Drive Subdivision WPAP, approved by the TCEQ on May 19, 2000. *This approval expires 2 yrs. from the date of the TCEQ approval letter (May 19, 2000) unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.*

The project was deemed 10% constructed on March 20, 2001, by the TCEQ. The WPAP is still valid unless there are changes proposed to the previously approved WPAP, in which case, a modification would need to be submitted to and approved by the TCEQ.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on August 20, 2008, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

- A. The subject site was observed to be developed as retail facilities within the western half, and undeveloped within the eastern half of the lot, approximately 12.729 acres in area. Three (3) commercial buildings and associated asphalt driveways and parking lots were observed on the western half of the site. The eastern half of the subject site was observed to have undergone preliminary site clearing, but to have retained partial native vegetation.

No exposure of bedrock was observed throughout the entire extent of the property. The subject property was observed with a significant soil cover of several feet depth throughout the entire site.

The site appeared to slope gently to the north and west. Stormwater occurring on the subject site would drain to the south towards Beckwith Road, and to the east towards Vance Jackson.

- B. Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Cyclic and Marine Member of the Person Formation of the Edwards Aquifer on the western half of the subject site and underlain by the Undivided Upper Confining Unit of the Edwards Aquifer on the eastern half of the subject site. This could not be confirmed by visual observation due to the thick soil cover.

The Cyclic and Marine Member of the Person Formation is characterized by the presence of thinly bedded mudstone, packstone and grainstone with structurally based porosity. The full section thickness of this member is approximately 80 to 90 feet thick.

The Undivided Upper Confining Unit is characterized by the presence of massive limestone with very low porosity and permeability throughout the formation. The full section thickness of this member is approximately 30 feet thick.

- C. The subject site was observed to be covered with significant soil cover. No sensitive geologic features, such as sinkholes, caves, creeks, or faults were observed on the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

1. Standard Pollution/Abatement Concerns:

- A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
- B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.
- C. There will be no outside storage of hazardous materials with the potential for contamination of stormwater runoff.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

- 1. The impervious cover shall not exceed 32.27% on the site.

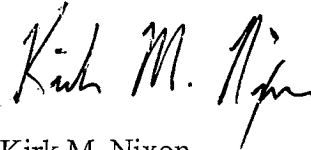
2. The SAWS recommendation of 32.27% maximum impervious cover is based on a previously approved Water Pollution Abatement Plan by the TCEQ in a letter dated May 19, 2000. The subject property is currently a Category 2, determined by SAWS and as such, under the Water Quality Ordinance No. 81491, would be entitled to 65% impervious cover. SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.
3. Outside storage and/or use of chemicals shall not be permitted on the site.
4. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
5. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
6. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
7. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.
8. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
4. If a vegetative filter strip is constructed on the property, the following is required:
 - A. Below grade basins will not be allowed on the site.
 - B. Prior to the start of the vegetative filter strip construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - C. After vegetative filter strip construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - D. If the vegetative filter strip fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed vegetative filter strip maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.

5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



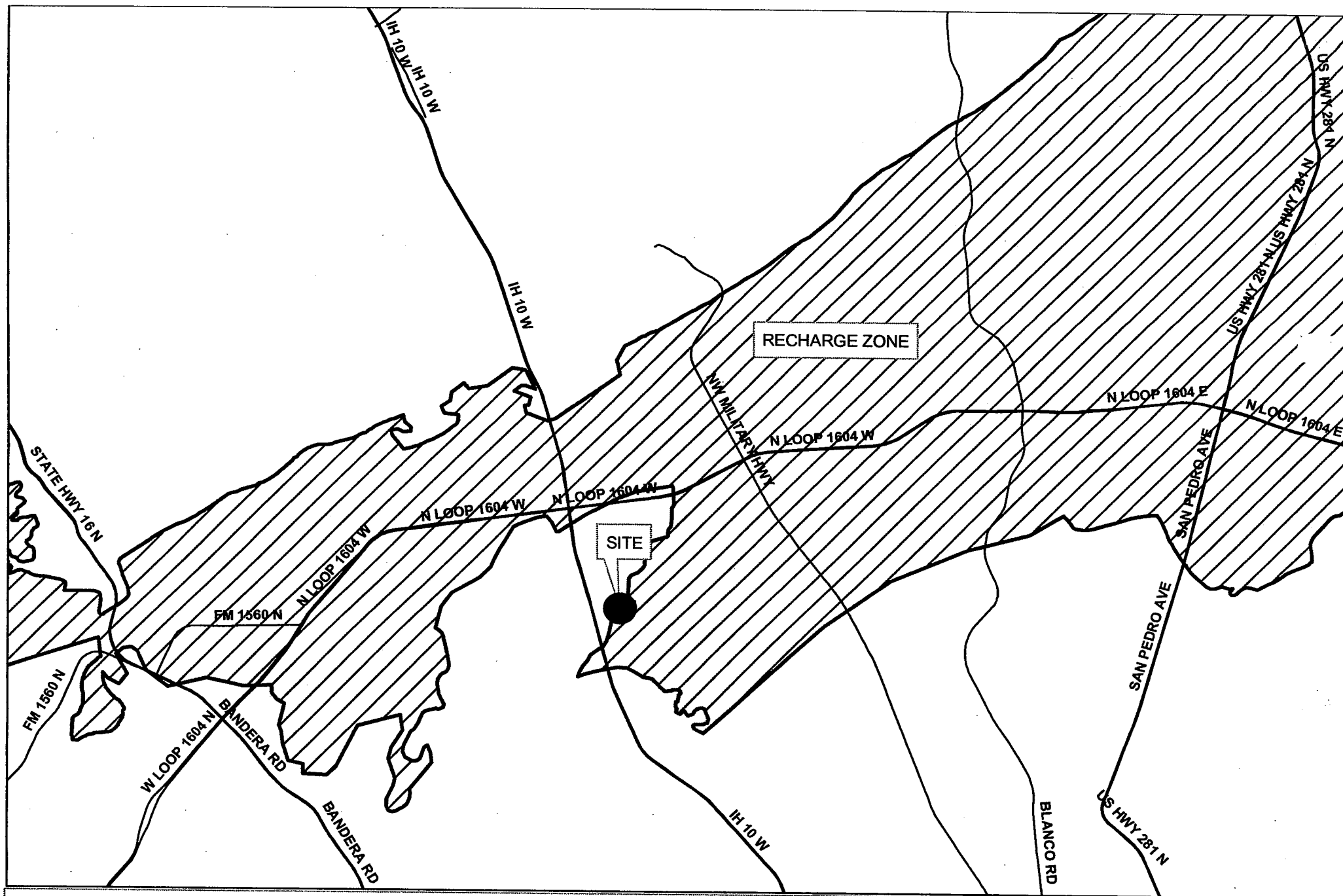
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director
Resource Protection & Compliance Department

KMN:MAE

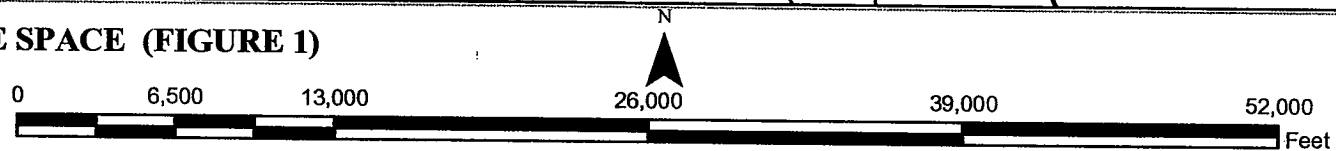


ZONING FILE: FLEX OFFICE WAREHOUSE SPACE (FIGURE 1)

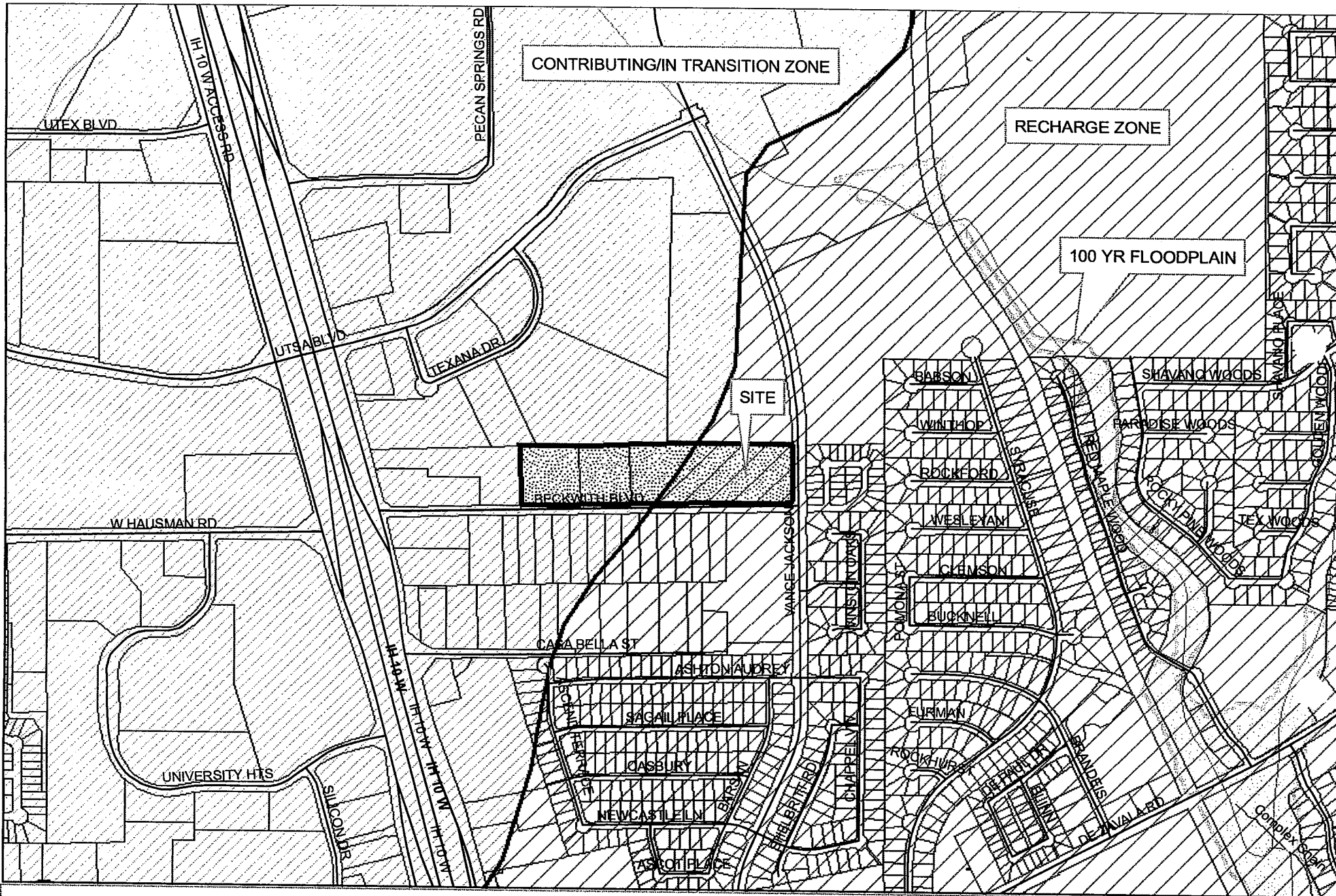
ZONING ID: Z2008256

MAP PAGE: 514, E7 X= 2099493 Y= 13756294

Map Prepared by Aquifer Protection & Evaluation MAE 8/18/2008



1 inch equals 7,687.381332 feet

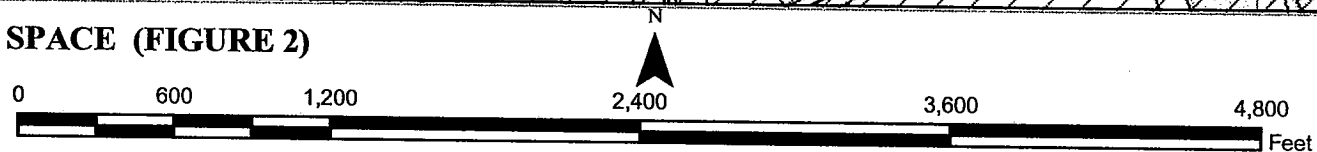


ZONING FILE: FLEX OFFICE WAREHOUSE SPACE (FIGURE 2)

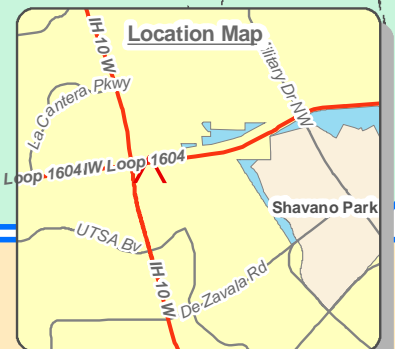
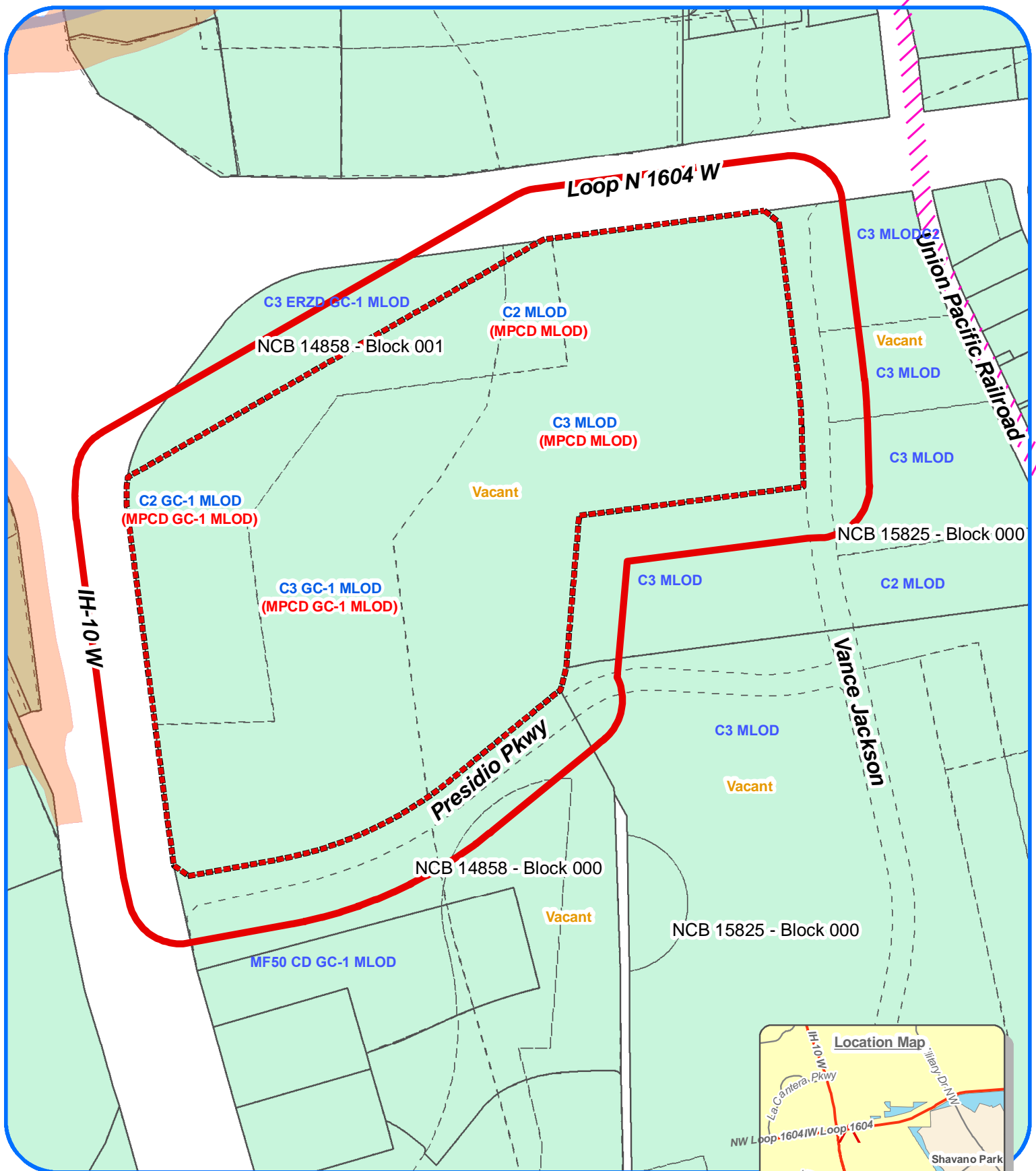
ZONING ID: Z2008256

MAP PAGE: 514, E7 X= 2099493 Y= 13756294

Map Prepared by Aquifer Protection & Evaluation MAE 8/18/2008



1 inch equals 720.053546 feet



Zoning Case Notification Plan

Case Z-2008-180

Council District 8

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): NCB 14858 - Block 001 - Lot 5

Legend

- Subject Property (89.367 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(04/28/2009 - E Hart)

Note: Requested Zoning Change is Within Camp Bullis 5 Mile Awareness Zone

CASE NO: Z2008180

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009 Zoning Commission continuance (Commissioner's request) from May 19, 2009

Council District: 8

Ferguson Map: 514 D5

Applicant Name:

Owner Name:

Kaufman & Associates, Inc.

IH-10 Loop 1604 Partners, Ltd.

Zoning Request: From "C-2 MLOD-1" Commercial, Camp Bullis Military Lighting Overlay District, "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Overlay, Camp Bullis Military Lighting Overlay District, "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay, Camp Bullis Military Lighting Overlay District to "MPCD MLOD-1" Master Planned Community District, Camp Bullis Military Lighting Overlay District and "MPCD GC-1 MLOD-1" Master Planned Community District Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay District.

Property Location: 89.367 acres out of Lot 5, Block 1, NCB 14858

15000 Block of Interstate Highway 10 West, 5000 Block of Loop 1604 West, 5400 Block of Presidio Parkway and 15700 Block of Vance Jackson Road

In the southeast quadrant of Interstate Highway 10 and Loop 1604 West with frontage on Presidio Parkway and Vance Jackson Road

Proposal: To develop a Master Planned Community District

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 3 Traffic Impact Analysis (TIA) study has been submitted and was approved on June 30, 2008.

Staff Recommendation:

Approval

Master Planned Community Districts promote master planned communities that typically guarantee a comprehensive development that promotes compatibility and inner-connectivity within a mixed use project, traits that may be unavailable when lands are rezoned and developed independent of each other.

The project site, consisting of 89.367 acres, was annexed in February of 1971 and December of 1972, and zoned to "B-2" Business District and "B-3" Business District in 1973. The adoption of the 2001 UDC resulted in the "B-2" Business District and "B-3" Business District being converted to "C-2" Commercial District and "C-3" General Commercial District. In 2003, the Hill Country Gateway Corridor Overlay District was applied, resulting in the removal of the Urban Corridor overlay which had been applied in 1993. The Camp Bullis Military Lighting Overlay District was applied in 2009.

The purpose of the proposed rezone to MPCD is to develop a master planned community with a variety of multi-family dwellings (about 5.96 acres), and commercial uses (about 55.80 acres). Mixed uses are proposed on an additional 27.61 acres. Parks and designated open space are required in the MPCD on a percentage basis. The Landmark Master Planned Community District parkland/open space requirement is 19.80 acres. The applicant is proposing approximately 14.86 acres of parkland/open space, trails and park amenities within

CASE NO: Z2008180

Final Staff Recommendation - Zoning Commission

the plan, and 4.97 acres of off-site parkland/open space, trails and park amenities. Section 35-345 (h) (2) of the Unified Development Code allows the Planning Commission to consider such an alternative.

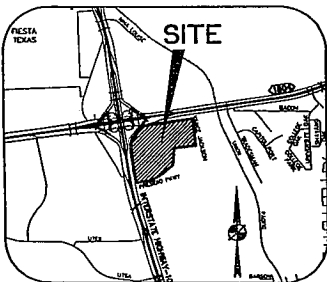
The applicant submitted an MPCD site plan with the zoning application. This site plan must be reviewed and receive a recommendation from the Zoning Commission. As the site plan is a component of the MPCD zoning district, the City Council must also consider and take action on the site plan and language that reflects a mandatory adherence to the site plan must be contained in the zoning ordinance. The minimum requirements of a site plan are that proposed land uses, including single and multi-family residential uses, office uses and commercial uses must be identified on the plan by location, type, density and size.

Staff believes that the proposed use and zoning districts are appropriate for the project location as it is consistent with other existing uses within the developing commercial node located at the intersection of Interstate Highway 10 and Loop 1604 West.

Due to the subject property's location within the Camp Bullis Awareness Zone, this application was reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. Seeing that the subject property is located south of Loop 1604 and is not immediately adjacent to Camp Bullis, the Garrison Commander has no comment on the zoning request.

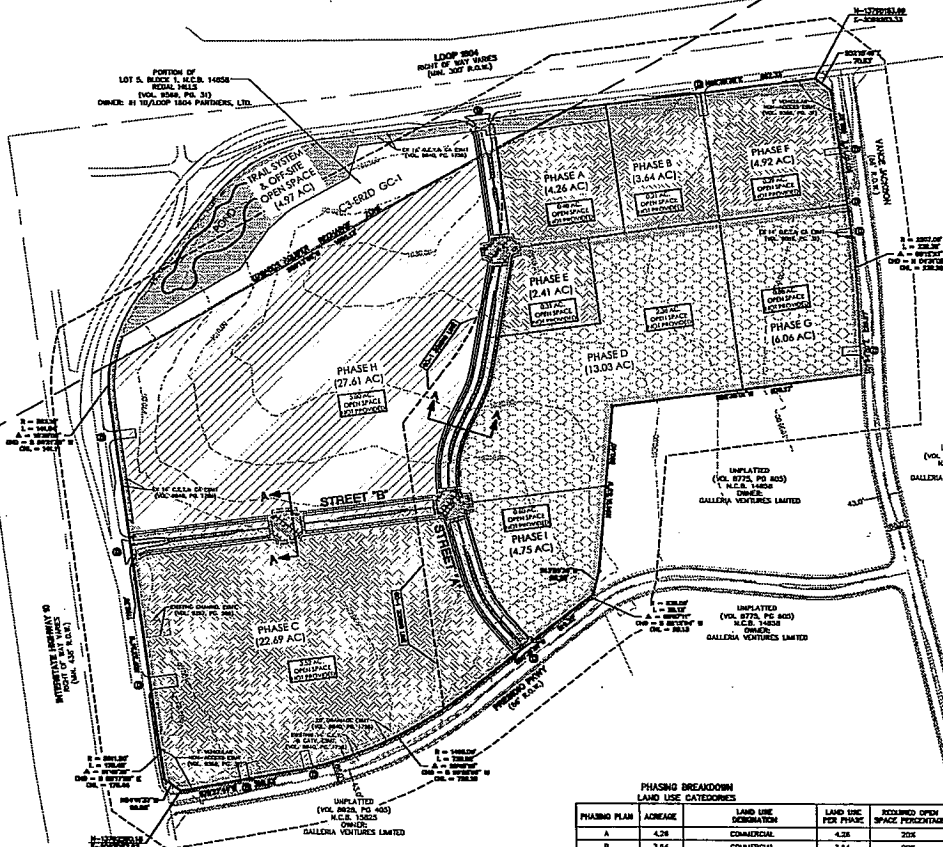
City Council has requested that this case be expedited. It is scheduled to be considered by City Council on June 18, 2009.

CASE MANAGER : Pedro Vega 207-7980



PROJECT LOCATION MAP
SCALE 1" = 200'

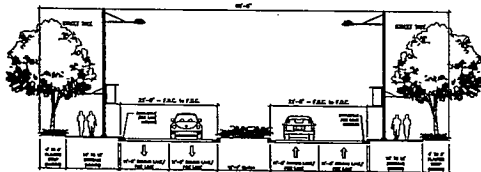
THE LANDMARK MPCD #Z20-08-180 MASTER PLANNED COMMUNITY DISTRICT PLAN



OWNER/DEVELOPER: H-10 LOOP 1604 PARTNERS, LTD.
9100 H-10 WEST, STE. 230
SAN ANTONIO, TEXAS 78230
(210) 583-0777
ATTN: STEVE BRAHA

CIVIL ENGINEER: BURY + PARTNERS-SA, INC.
922 ISOM ROAD, STE. 100
SAN ANTONIO, TEXAS 78218
(210) 525-9090
ATTN: COY D. ARMSTRONG, P.E.

LAND USE SUMMARY TABLE	
COMMERCIAL	27.81 AC
MIXED USE	27.81 AC
COMMERCIAL/MULTI-FAMILY	23.94 AC
TOTAL	89.57 AC



SECTION "A-A"

NOTE: LOCATION AND WIDTH OF PLANTER STRIP AND SIDEWALKS ARE VARIABLE AND WILL BE DETERMINED AT TIME OF BUILDING PERMITS

OPEN SPACE

IN ACCORDANCE WITH SECTION 35-346(1)(2) OF THE UDC, THE LANDMARK SHALL INCLUDE UNIQUE DESIGN FEATURES OR AMENITIES WHICH ACHIEVE AN ESPECIALLY ATTRACTIVE AND DESIRABLE DEVELOPMENT. DEVELOPMENT OF THE LANDMARK SHALL INCLUDE THE PROVISION OF OPEN SPACE (AS DEFINED IN THE LANDMARK MPCD PLAN), WHICH HAS BEEN IDENTIFIED ON THE LANDMARK MPCD PLAN. NO MORE THAN 3.33 ACRES OF OPEN SPACE SHALL BE REQUIRED WITHIN THE LANDMARK MPCD AS A CONDITION OF ANY APPROVAL, PROVIDED HOWEVER, THAT ADDITIONAL OPEN SPACE MAY BE PROVIDED AT THE DISCRETION OF THE DEVELOPER OR PROPERTY OWNERS WITHIN THE LANDMARK.

PHASING BREAKDOWN LAND USE CATEGORIES									
PHASING PLAN	ACREAGE	LAND USE DESCRIPTION	LAND USE PER PHASE	REQUIRED OPEN SPACE PERCENTAGE	REQUIRED OPEN SPACE ACREAGE	OPEN SPACE PROVIDED	DENSITY (UNITS PER ACRE)	# OF UNITS / S.F.	MULTI-FAMILY RESIDENTIAL # OF UNITS
A	4.28	COMMERCIAL	4.28	20%	0.85	0.37		500,000 S.F. MAX.	
B	3.54	COMMERCIAL	3.54	20%	0.71	0.52		400,000 S.F. MAX.	
C	22.89	COMMERCIAL	22.89	20%	4.58	1.83		2,300,000 S.F. MAX.	
D	13.03	COMMERCIAL	9.77	20%	1.95	0.71	70 UNITS/ACRE MAX	1,300,000 S.F. MAX.	912 MAX. **
E	2.41	MULTI-FAMILY	2.41	20%	0.48	0.17		250,000 S.F. MAX.	
F	4.92	COMMERCIAL	4.92	20%	0.98	0.69		500,000 S.F. MAX.	
G	8.06	COMMERCIAL	4.55	20%	0.91	0.56		800,000 S.F. MAX.	
H	27.81	MIXED USE	1.91	35%	0.67	0.76	70 UNITS/ACRE MAX		421 MAX. **
		HOTEL	8.80	20%	1.76			300 ROOMS MAX.	
		OFFICE	8.80	20%	1.76			1,500,000 S.F. MAX.	
		MULTI-FAMILY	8.80	35%	2.42			1000 U/500 CSDHOS MAX.	
		RETAIL	8.80	20%	1.76			250,000 S.F. MAX.	
I	4.75	COMMERCIAL	3.36	20%	0.71	0.53		800,000 S.F. MAX.	
		MULTI-FAMILY	1.39	35%	0.42		70 UNITS/ACRE MAX		323 MAX. **
TOTAL AREA	89.57				16.80	8.33*			

* A MINIMUM OF 0.33 ACRES OF OPEN SPACE AND TRAIL SYSTEMS MUST BE PROVIDED PRIOR TO ULTIMATE DEVELOPMENT OF ALL PHASES OF THE LANDMARK. THE OPEN SPACE SHOWN IN EACH PHASE MAY BE PROVIDED WITHIN ANY PHASE OF THE ORIGINAL DEVELOPMENT.
** DENSITY PER MULTI-FAMILY CALCULATION BASED ON EXISTING ACREAGE OF PHASE.

- LEGEND
- COMMERCIAL/MULTI-FAMILY
 - COMMERCIAL
 - MIXED USE
 - OPEN SPACE/PEDESTRIAN TRAILS
 - MPCD BOUNDARY LINE
 - PHASING BOUNDARY LINE
 - 200' ZONING NOTIFICATION BOUNDARY
 - PROPOSED DRIVEWAY

- NOTES
- THIS MPCD IS ASSOCIATED WITH THE LANDMARK AND IS A PORTION OF LOT 3, BLOCK 1, NCB 14858 (08.71 ACRES) AS RECORDED IN VOL. 8540, PAGE 1756.
 - A PORTION OF THE PROPOSED MPCD PLAN IS LOCATED IN THE GC-1 DISTRICT AND MUST COMPLY WITH THE HILL COUNTY GATEWAY CORRIDOR DISTRICT PLAN.
 - ALL RECORDING INFORMATION IS RECORDED IN OFFICIAL PUBLIC RECORDS, UNLESS OTHERWISE NOTED.
 - PRIVATE STREETS PROVIDING INTERNAL CIRCULATION WILL BE CONSTRUCTED WITH THIS PROJECT TO THE CITY OF SAN ANTONIO MINIMUM STANDARDS.
 - MEASUREMENTS ARE REFERENCED TO THE WEST LINE OF LOT 3, BLOCK 1, NCB 14858, NEAR HILLS AS RECORDED IN VOLUME 8506, PAGE 31, DEEDS AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - NO BUILDING WITHIN MPCD LIMITS SHALL EXCEED 300' IN HEIGHT AS MEASURED IN THE UNIFIED DEVELOPMENT CODE.
 - THE LIMITS AND ALIGNMENTS OF THE PEDESTRIAN TRAIL IS SHOWN FOR REFERENCE ONLY. ACTUAL LIMITS AND ALIGNMENT MAY VARY AS DEVELOPMENT OCCURS.
 - THE 0.33 ACRES OF ON-SITE AND 4.97 ACRES OF OFF-SITE TRAIL SYSTEM AND OPEN SPACE BEING PROVIDED WITH THIS DEVELOPMENT WILL INCLUDE APPROXIMATELY 1.7 MILES OF AN 8' WIDE TRAIL SYSTEM FOR PEDESTRIAN CIRCULATION WITHIN THE SITE. THE TRAIL SURFACE WILL BE GRAVEL OR CONCRETE, DEPENDENT ON SITE CONDITIONS.
 - SIDEWALKS TO BE INSTALLED PER SECTION 35-306 OF THE UDC.
 - ALL SHARED-USE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTED AND ASSISTED GUIDELINES.

Bury+Partners
ENGINEERING SOLUTIONS
10000 N. LOOP 1604, STE. 230
SAN ANTONIO, TEXAS 78230
TEL: (210) 583-0777
FAX: (210) 583-0778
www.burypartners.com

MASTER PLANNED COMMUNITY
DISTRICT
MPCD ID: #Z20-08-180

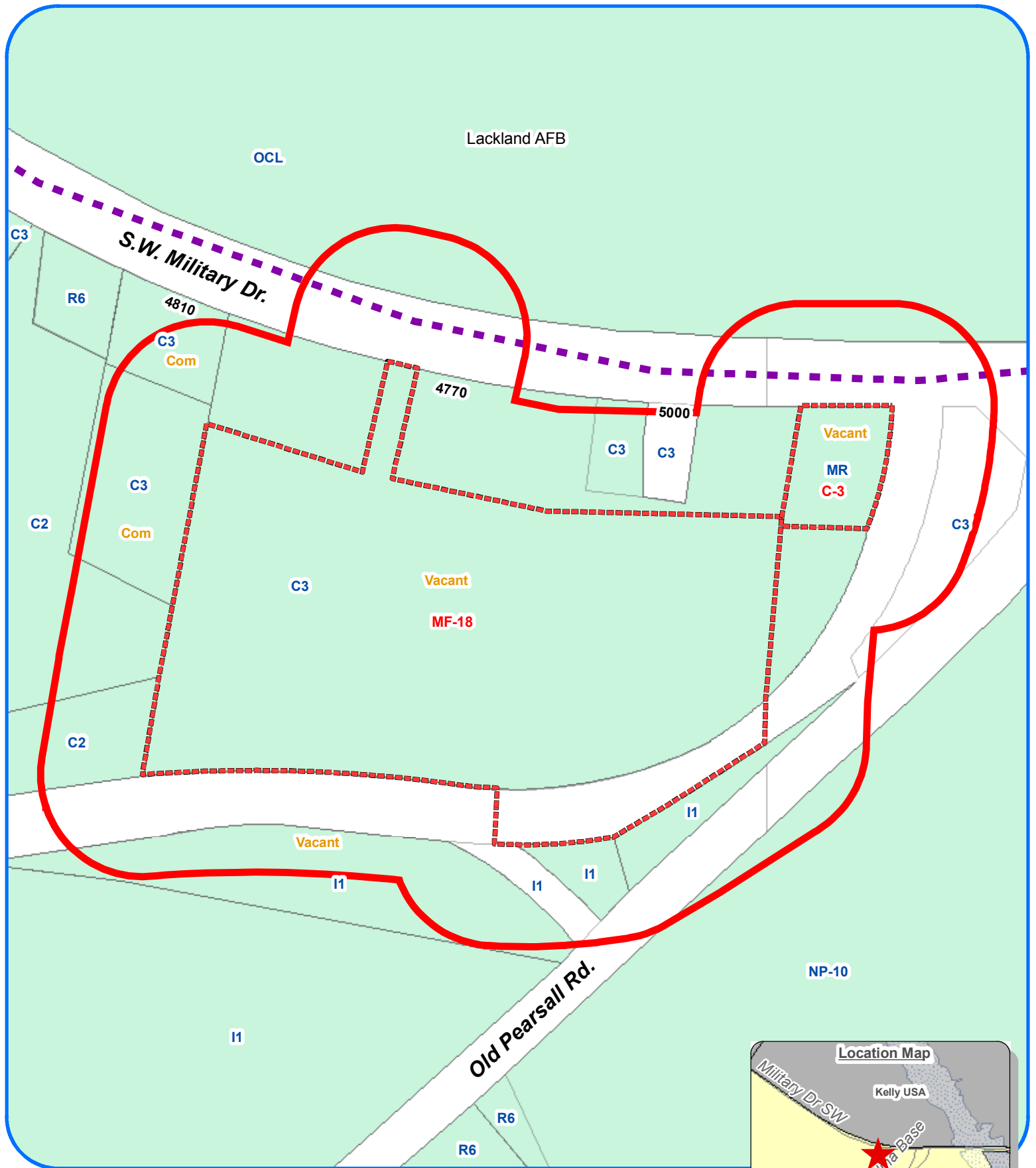
THE LANDMARK
H-10 & LOOP 1604
SAN ANTONIO, TEXAS

PLOTTING SCALE: 1" = 1'
DATE REVISION: 04/17/09
DESIGNED BY: BSA
CHECKED BY: BSA
REVIEWED BY: BSA
PROJECT NO.: 872-08-35

SHEET

EX-1

DATE OF PREPARATION: 04-17-09



Zoning Case Notification Plan

Case Z2009061

Council District 4

Scale: 1" approx. = 250'

Subject Property Legal Description(s): A 16.47 and a 2.498 acre tract

Legend

- Subject Property (18.968 acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning C3 & MR
- Requested Zoning Change (MF-18 & C-3)
- 100-Year FEMA Floodplain ■■■■■■■■■■



City of San Antonio
Planning - Development Services Dept.
2/12/2009
D. E. Castillo

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009061

Address: 4770 SW Military

Existing Zoning: C-3 and MR

Requested Zoning: MF-18 and C-3, respectively

Registered Neighborhood Association(s): Withing People Active in Community Effort (P.A.C.E.) and within 200 feet of Southwest Community Neighborhood Association

Neighborhood/Community/Perimeter Plan: United Southwest Communities Plan

Future Land Use for the site: Community Commercial which provides for offices, professional services, and retail uses. It should be located at major intersections.

Analysis:

The subject property is located north of the intersection of West Military and Old Pearsall Road. The property is south of Lackland Air Force Base and west of Pearsall Park. The future land use map shows the property being within a community commercial land use node.

The requested MF-18 zoning district is not consistent with the future land use plan. The MF-18 zoning category corresponds to the high density residential land use. The applicant is recommended to apply for a plan amendment to change the future land use from community commercial to high density residential. Medium and high density residential is not appropriate in close proximity to Lackland AFB, due to proximity to flight operations and resulting noise.

The requested C-3 zoning is also not consistent with the future land use plan. The C-3 zoning district corresponds to the regional commercial future land use category. Regional commercial land uses are typically located at the intersection of major arterials or along mass transit system nodes. Currently, no regional commercial node exists near the subject property. The proposed zoning category requires a plan amendment to regional commercial. The current community commercial future land use category corresponds to a maximum commercial zoning category of C-2. Anything more intense than a C-2 use is not recommended by the future land use plan.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Other Comments:

The zoning change request does not conform to the future land use plan. It is recommended that the applicant apply for a plan amendment or amend the zoning change request to conform to the future land use plan.

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation

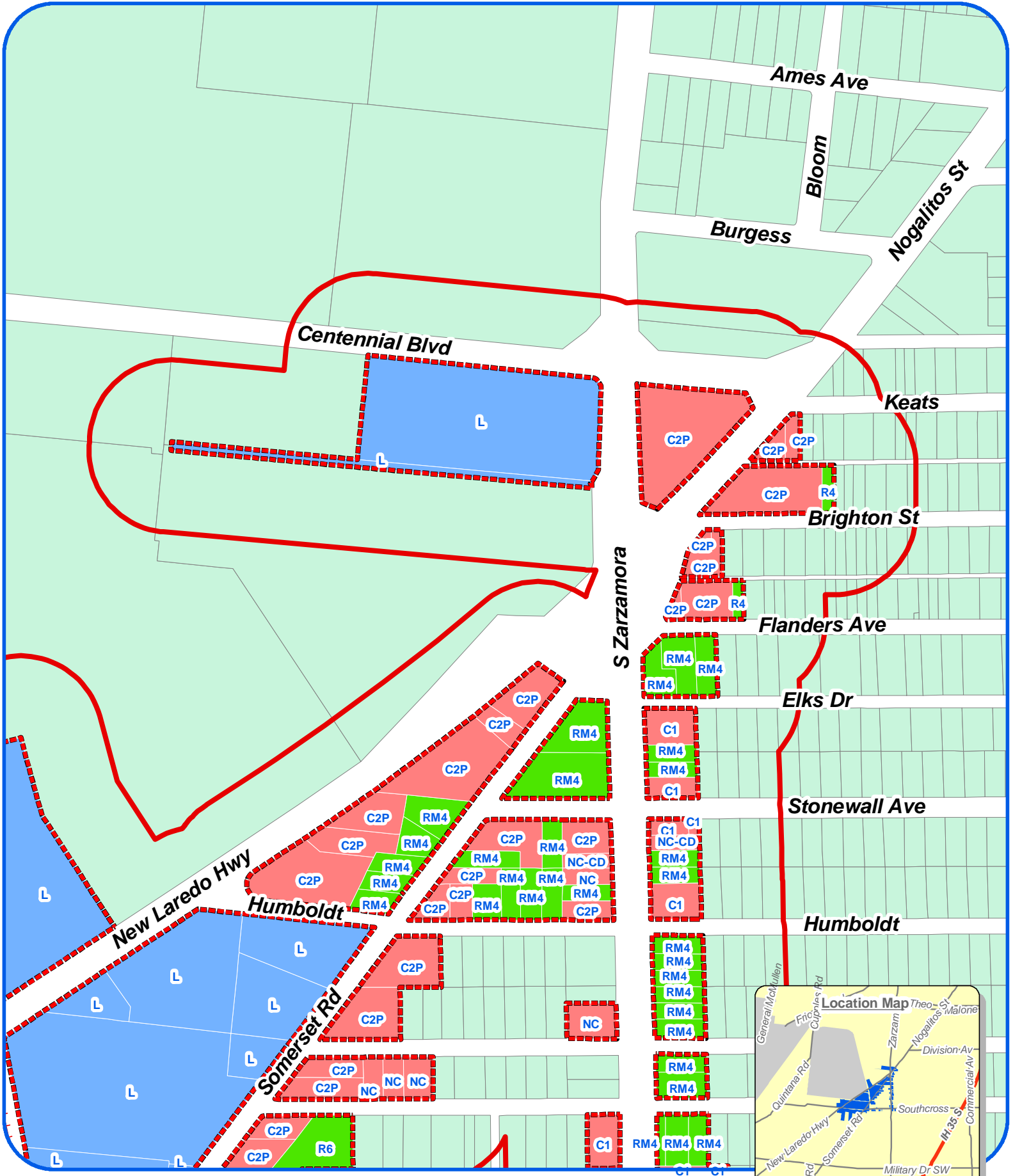
Reviewer: Rebecca Paskos

Title: Senior Planner

Date: 02/03/09

Manager Review: Nina Nixon-Mendez

Date: 02/11/09



Zoning Case Notification Plan

Case Z2009081

Council Districts 4 and 5

Scale: 1" approx. = 300 Feet

(Sheet 1 of 3)

Proposed Zoning

- Commercial
- Industrial
- Office
- Residential

Legend

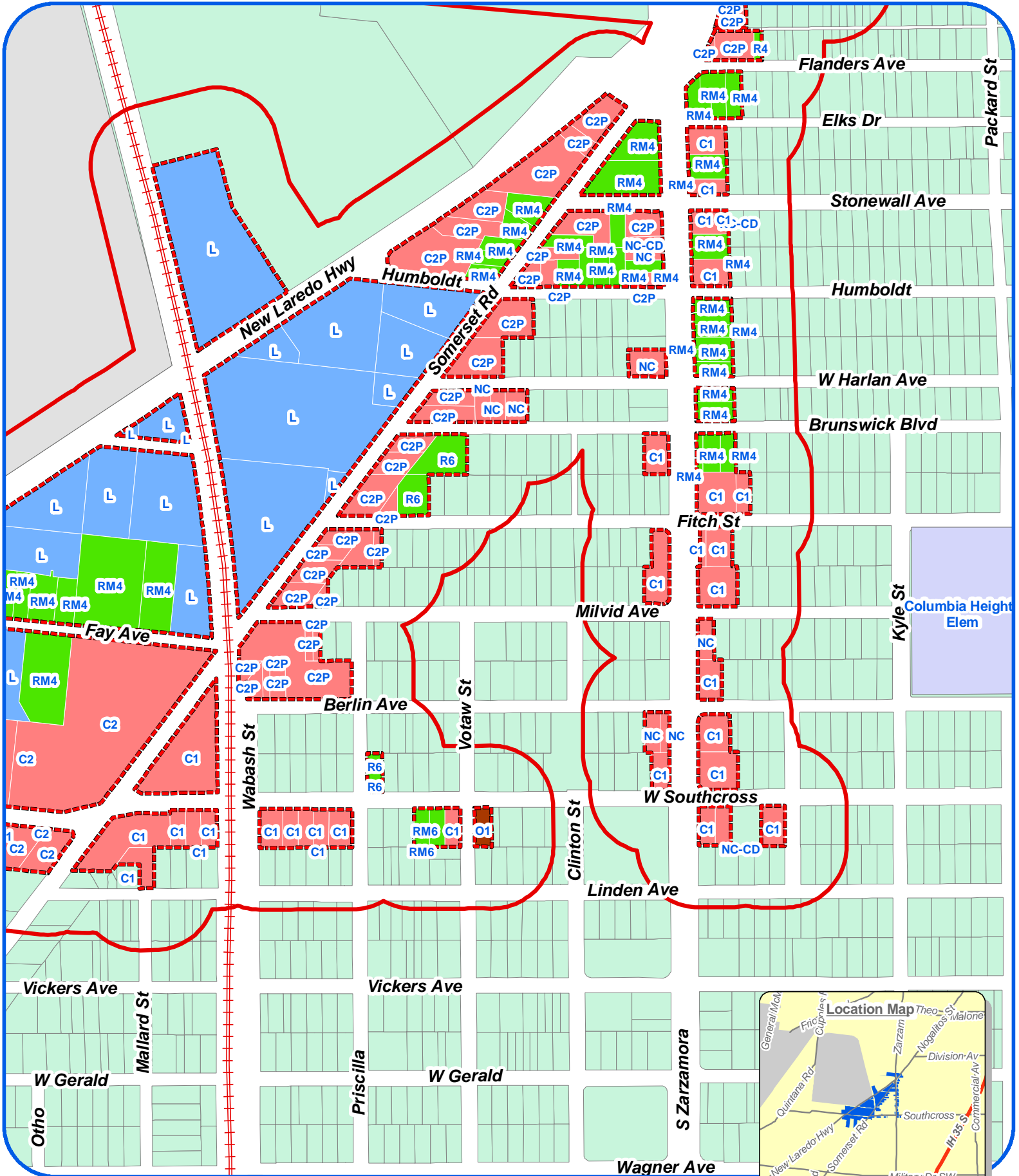
- Subject Property
- 200' Notification Buffer
- Proposed Zoning

(94.62 Acres)

R6



City of San Antonio
Planning and Development Services Dept
(05/15/2009)



Zoning Case Notification Plan
Case Z-2009-081
 Council Districts 4 and 5
 Scale: 1" approx. = 400 Feet
 (Sheet 2 of 3)

Proposed Zoning

- Commercial
- Industrial
- Office
- Residential

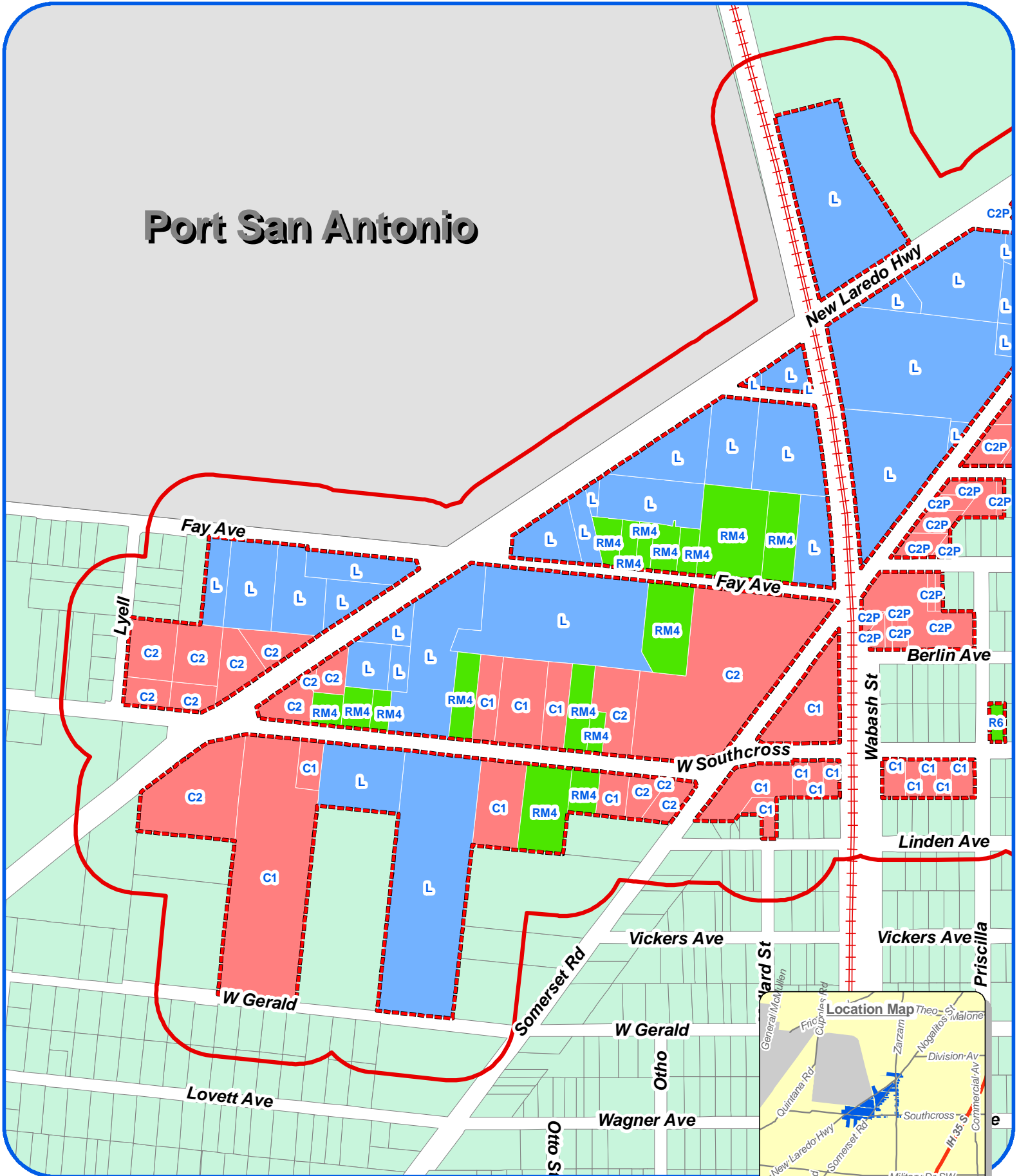
- Subject Property
- 200' Notification Buffer
- Proposed Zoning

Legend

(94.62 Acres)



Port San Antonio



Zoning Case Notification Plan

Case Z2009081

Council Districts 4 and 5

Scale: 1" approx. = 400 Feet

(Sheet 3 of 3)

Proposed Zoning

Commercial	
Industrial	
Office	
Residential	

Legend

Subject Property	
200' Notification Buffer	
Proposed Zoning	 R6

(94.62 Acres)



City of San Antonio
Planning and Development Services Dept
(05/15/2009)

CASE NO: Z2009081 CD

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009

Council District: 5

Ferguson Map:

Applicant Name:

Owner Name:

City of San Antonio

Multiple Owners

Zoning Request: From "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "MH" Manufactured Housing District, "O-2" Office District, "C-2" Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "C-3" General Commercial District, "I-1" General Industrial District, "I-2" Heavy Industrial District, and "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant and Terminal to "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "RM-4" Residential Mixed District, "RM-6" Residential Mixed District, "O-1" Office District, "NC" Neighborhood Commercial District, "NC CD" Neighborhood Commercial District with a Conditional Use for a Noncommercial Parking Lot, "C-1" Light Commercial District, "C-2P" Pedestrian Commercial District, "C-2" Commercial District, and "L" Light Industrial District.

Property Location:

Multiple properties located along Nogalitos Street, South Zarzamora, Somerset Road, New Laredo Highway, and Southcross Boulevard

Proposal: To implement zoning consistent with and protective of the surrounding residential neighborhoods

Neigh. Assoc. Palm Heights Neighborhood Association, Quintana Community Neighborhood Association, and Tierra Linda Neighborhood Association

Neigh. Plan Kelly/South San PUEBLO Community Plan and Nogalitos/South Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The recommended rezoning proposal is inconsistent with some land use designations in the Kelly/South San P.E.U.B.L.O. and the Nogalitos/South Zarzamora Community Plans. However, both plans are currently undergoing the plan update process and the recommended rezoning proposal is consistent with the proposed Future Land Use Plans. The plan updates are scheduled to be heard by the Planning Commission on May 27, 2009. Both the zoning case and the plan updates are scheduled for City Council consideration on June 4, 2009.

The zoning request, initiated by the City of San Antonio, is to rezone properties along the following corridors:

- Nogalitos Street between IH-35 and South Zarzamora,
- Somerset Road between South Zarzamora and Southcross Boulevard,
- New Laredo Highway between South Zarzamora and Southcross Boulevard, and
- South Zarzamora between U.S. Highway 90 and Southcross Boulevard.

Per direction from City Council, staff conducted analysis of the current zoning along these corridors, and found large heavy industrial lots and small commercial lots with overly intense commercial zoning abutting and

CASE NO: Z2009081 CD

Final Staff Recommendation - Zoning Commission

encroaching on the surrounding residential neighborhoods. Therefore, staff is recommending a rezoning proposal that allows continuation of the thriving commercial and industrial composition of the area while also providing zoning that is more compatible with and protective of the existing adjacent residential uses. In determining which properties to include in the rezoning proposal, staff focused on those properties with commercial and industrial zoning and uses; although staff has included residential properties with commercial or industrial zoning. Due to the odd shape and number of properties included in the target area, the rezoning effort has been divided into three phases:

Phase 1 includes the area generally bound by the intersection of Nogalitos Street and South Zarzamora to the north, and Southcross Boulevard to the south;

Phase 2 will include properties located along South Zarzamora, between Highway 90 to the north and Nogalitos Street to the south; and

Phase 3 will include properties along Nogalitos Street, between IH-35 to the north, and South Zarzamora to the south.

The subject properties, consisting of approximately 95 acres, are located along Nogalitos Street, South Zarzamora, Somerset Road, New Laredo Highway (Highway 81), and Southcross Boulevard. The subject property area was annexed in 1944, per Ordinance 1259 and Ordinance 1391, and was originally zoned under the City's 1938 zoning code. A 1977 City-initiated comprehensive rezoning case rezoned much of the area using the City's 1965 zoning code, applying residential zoning along the area's local streets with commercial and industrial zoning along the major north-south corridors (Ordinance 47762). Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current mix of zoning districts, which range from Single-Family Residential districts to the Heavy Industrial District. There have been a number of zoning cases brought by individual property owners since the 1977 City-initiated case; most of which have furthered the pattern of intense commercial zoning abutting or adjacent to residential uses.

The five subject corridors display a high prevalence of "C-3" General Commercial, "I-1" General Industrial, and "I-2" Heavy Industrial Districts. Such zoning districts are typically appropriate for large-acreage lots, located along and at the intersections of major arterials, and should provide significant buffering when located abutting residential uses. Although the five subject corridors are all arterial thoroughfares, the majority of commercially-zoned lots are less than half an acre in size. The existing industrial uses tend to be located on somewhat larger lots, grouped together, with frontage on the subject corridors. Therefore, staff recommends a general down-zoning of these properties to light commercial and industrial zoning districts. In instances of existing residential uses with commercial or industrial zoning, staff recommends applying residential zoning in order to enact protections from new abutting non-residential development, such as landscape buffers and building setbacks.

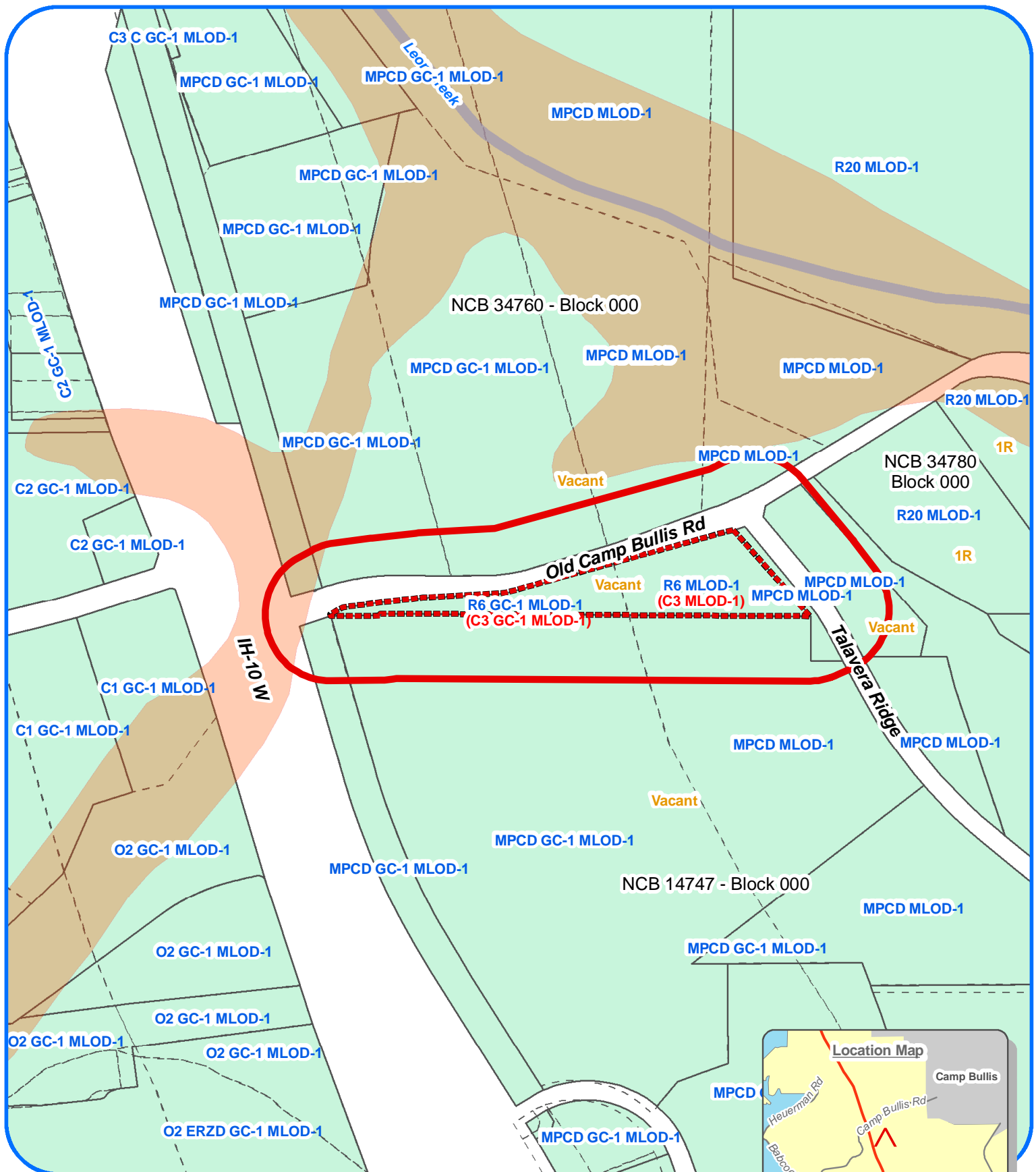
The goal of staff's proposal is to allow continuation of light commercial and industrial uses, but to do so in a manner that protects the remaining residential properties. The high prevalence of "C-3" and "I-2" zoning has prompted uses that generate high traffic and noise, and that rely on outdoor and long-term storage, and has allowed these uses to locate directly abutting single-family residences. For this reason, staff's proposal does not necessarily apply zoning districts that permit the existing uses. Instead, the proposal utilizes "C-1" Light Commercial, "C-2P" Pedestrian Commercial, and "L" Light Industrial zoning districts to encourage development that is more compatible with smaller lot sizes and neighboring residential uses. Out of approximately 184 subject properties, there are currently over 100 non-conforming uses. Should staff's proposal be approved, there would be approximately 67 remaining non-conforming uses, 23 of which would be the result of this zoning case.

The existing zoning pattern intensifies from east to west: Zarzamora has mostly "C-2" and "C-3" zoning; Somerset Road has "C-3" and "I-1" along its east side, with "C-3" and "I-2" along its west side; while New Laredo Highway has mostly "I-1" and "I-2" zoning. Staff's proposal continues this general trend, placing the least intense commercial zoning districts along South Zarzamora, medium-intensity commercial districts located along the east side of Somerset Road and at major intersections, with light industrial zoning located along the west side of Somerset Boulevard and along New Laredo Highway. For properties with existing residential uses, staff proposes residential zoning that is consistent with and complementary to other residential zoning in the area.

CASE NO: Z2009081 CD

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z2009088

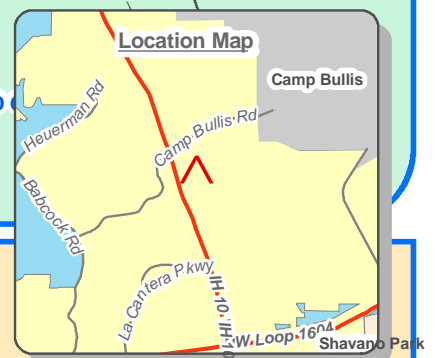
Council District 8

Scale: 1" approx. = 400 Feet

Subject Property Legal Description(s): NCB 34761 - Block 000 - Parcel P-3 (3.584 AC) and
NCB 34780 - Block 000 - Parcel P-3 (0.394 AC)

Legend

- Subject Property (3.978 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(05/04/2009 - E Hart)

CASE NO: Z2009088

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009 Zoning Commission continuance (applicant's request)
from May 5, 2009 and May 19, 2009

Council District: 8

Ferguson Map: 514 C1

Applicant Name: **Owner Name:**

Kaufman & Killen, Inc. Old Camp Bullis Partners, Ltd. & CPS Energy

Zoning Request: From "R-6 MLOD-1" Residential Single-Family Military Lighting Overlay District-1 and "R-6 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Military Lighting Overlay District-1 to "C-3 MLOD-1" General Commercial Military Lighting Overlay District-1 and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Overlay Military Lighting Overlay District-1.

Property Location: 3.584 acres out of NCB 34761, 0.29 of an acre out of NCB 34780, and 0.104 of an acre out of CB 4761

6194 Old Camp Bullis Road

On the south side of Old Camp Bullis Road, approximately 100 feet east of IH-10

Proposal: To allow commercial development

Neigh. Assoc. Forest Crest Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Denial of "C-3" General Commercial District, with an alternate recommendation of "C-2" Commercial District. The applicant has indicated the possibility of developing a hotel on the site, which would require a Specific Use Authorization in "C-2". Staff will support "C-2 S" with a Specific Use Authorization for a Hotel, if the applicant submits all required documentation relating to such a request.

The subject property consists of approximately 4 acres of undeveloped land located on the south side of Old Camp Bullis Road east of the IH 10 access road. The property was annexed in December 1998, per Ordinance 88824; and was originally zoned "Temp R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to the current "R-6" Residential Single-Family District. A 2003 City-initiated zoning case applied the "GC-1" Hill Country Gateway Corridor Overlay District to a portion of the subject property; while a 2009 City-initiated zoning case applied the "MLOD-1" Military Lighting Overlay District-1 to the entire property and surrounding area. Surrounding zoning includes "MPCD" Master Planned Community District to the north, east, and south; with "R-20" Residential Single-Family District farther to the east along Old Camp Bullis Road. Properties along the west side of IH-10 are zoned for commercial and office uses. Surrounding land uses include vacant and undeveloped land to the north, east, and south. Farther to the east are single-family homes on large lots; while, farther to the south there are office and commercial uses that are part of The Rim development. The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the zoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis. However, Fort Sam Houston (as the owner of Old Camp Bullis Road) was notified of the zoning case, and is aware of the zoning request.

CASE NO: Z2009088

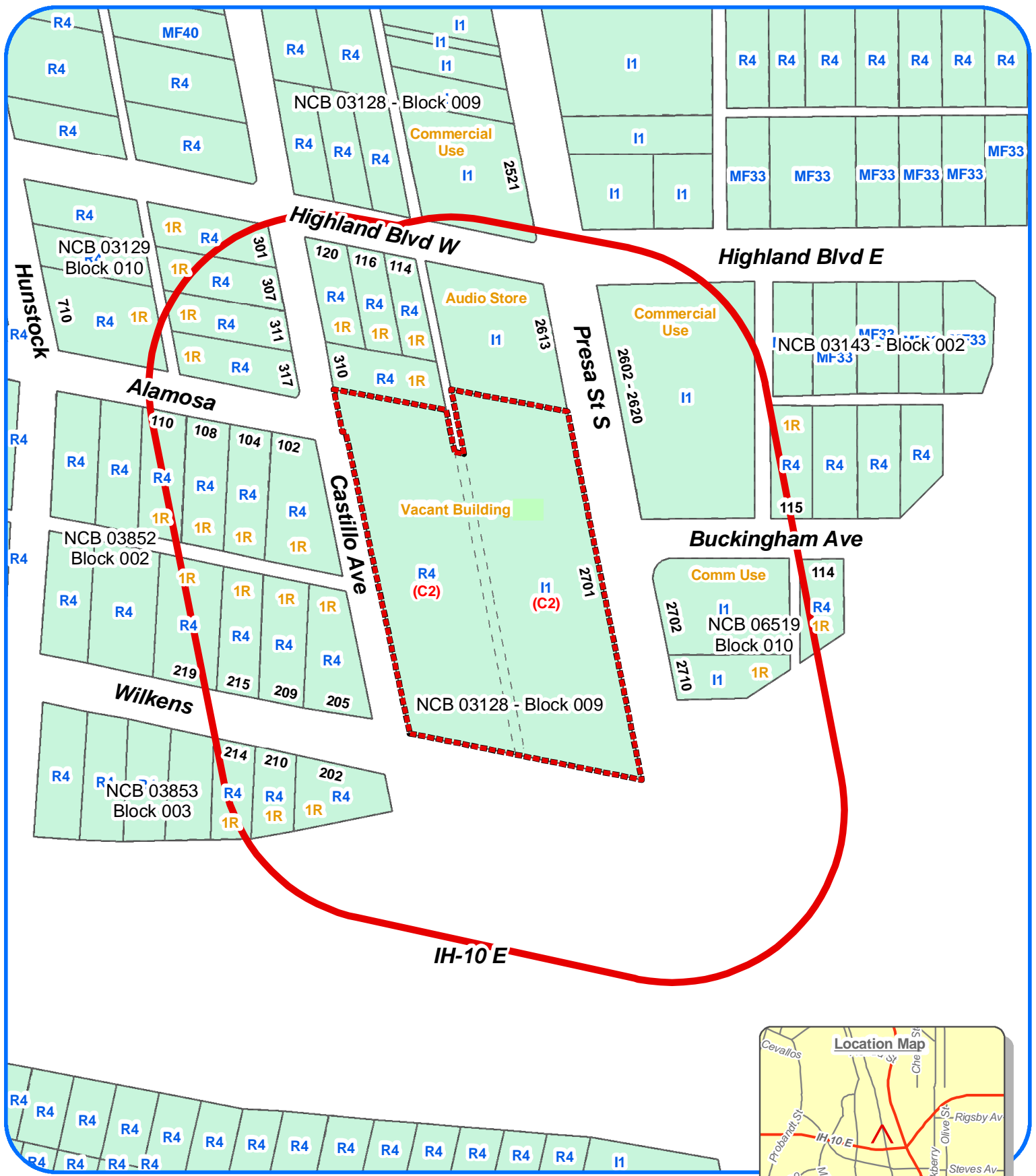
Final Staff Recommendation - Zoning Commission

Staff finds the requested zoning to be too intense for the property's location. The "C-3" zoning district is consistent with Regional Commercial land uses, which are most appropriately located on large-acreage lots at intersections of highways and major arterials. Although the subject property is located near the IH 10 access road, Old Camp Bullis Road is not a major arterial thoroughfare and is, in fact, a private road. The subject property's location is more appropriate for Community Commercial uses, which would be consistent with the less-intense "C-2" Commercial District.

Staff supports rezoning of the property to allow for commercial development given the property's location and surrounding zoning. The property is located along a freeway, in an area that is currently undergoing commercial and office development. The surrounding "MPCD" zoning district allows a range of uses including residential single-family, multi-family, office, and commercial uses. The "MPCD" areas directly abutting and adjacent to the subject property are identified on the City Council-approved site plan as commercial uses to the north and east of the subject property, office uses to the south and southwest, with high density multi-family uses located to the southeast along Talavera Ridge. Rezoning the subject property to "C-2" would be consistent with these surrounding development patterns.

There are issues regarding access to the subject property. The subject property does not have ingress/egress from the IH 10 access road. Old Camp Bullis Road is a private roadway, although it is generally open for public use and the subject property owner has an access easement from Old Camp Bullis Road to the subject property. The subject property does not have access from Talavera Ridge, as there is additional privately owned property between the street and the subject property. These access issues will have to be resolved before the property can be developed, regardless of the zoning. However, because zoning is one of the earliest phases in the development process, staff supports commercial rezoning of the property, even with the existing access obstacles.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2009-094

Council District 5

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): NCB 03128 - Block 009 - Lots 42, 43, 44, 87 & 88 and
NCB 03852 - Block 002 - Parcel Tr1 or A15

Legend

- Subject Property (2.461 Acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year FEMA Floodplain —————



Planning & Development Services Dept
City of San Antonio
(04/27/2009 - E Hart)

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009094

Address: 2701 S. Presa St.

Existing Zoning: I1, R4

Requested Zoning: C2

Registered Neighborhood Association(s): Roosevelt Park

Neighborhood/Community/Perimeter Plan: South Central San Antonio Community Plan

Future Land Use for the site: Mixed Use

Analysis:

The subject property is a 2.461 acre site with a vacant building situated northwest of the intersection of South Presa Street and IH 37 S. The subject's future land use designation is mixed use, as are the parcels to the north and east of the subject property. The parcels to the west of the subject property are designated low density residential land use.

The South Central San Antonio Community Plan allows for both C1 and C2 zoning districts in the mixed use land use category. Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. S. Presa Street is a secondary arterial type B and the intersection of a major arterial and an interstate is ideal for a high intensity use such as a shopping center. In addition, Objective 1 under the Economic Development Goal in the community plan is to "Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents" (pg. 9).

This zoning request is consistent with the South Central Future Land Use Plan land use designation for the subject property.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Lauren Edlund

Title: Planner

Date: 04/23/09

Manager Review: Nina Nixon-Mendez

Date:



Case Z-2009-097

Scale: 1" approx. = 500 Feet

Subject Property Legal Description(s): 27.24 acres out of NCB 10675, NCB 10677, NCB 13143, and NCB 13144

Subject Property (27.24 Acres)
 200' Notification Buffer
 Current Zoning R6
 Requested Zoning Change (R6)
 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(04/29/2009 - E Hart)

CASE NO: Z2009097

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009 Zoning Commission continuance (Applicant's request)
from May 19, 2009

Council District: 2

Ferguson Map: 618 B6

Applicant Name: **Owner Name:**

Alsbury Crossing, Ltd. Alsbury Crossing, Ltd.

Zoning Request: From "R-5" Residential Single-Family District and "C-3" General Commercial District to "C-3" General Commercial District (15.124 acres) and "MF-33" Multi-Family District (12.116 acres).

Property Location: 27.24 acres out of NCB 10675, NCB 10677, NCB 13143, and NCB 13144
3860 IH 10 East
Southeast corner of the intersection of IH 10 East and East Houston Street.

Proposal: To allow a commercial and multi-family development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level 2 Traffic Impact Analysis is required.

Staff Recommendation:

Approval

The subject property consists of undeveloped land with frontage on IH 10 East (a freeway) and East Houston Street (a Secondary Arterial "Type B" Street). The property is adjacent to R-5 zoning to the south and east, I-1 and C-3 zoning to the west and C-3, C-2 and R-5 zoning to the north. The surrounding land uses consist of a hotel and vacant land to the north; a church and residential dwellings to the east; undeveloped land to the south and IH 10 East to the west.

The applicant is requesting a zoning change to allow a mixed-use development consisting of office, retail and residential uses. Staff finds the request to be appropriate given the subject property's location at the intersection of a major arterial and freeway as well as the prevalence of commercial zoning and uses to the north and west. The requested zoning is consistent with the development trends and patterns along this portion of IH-10 West. The proposed multi-family residential development would occur closest to the adjacent single-family residences, with an increase in intensity occurring closer to the major arterials. This type of development pattern is common and would not be out of character with the surrounding community. Further, medium and high-density residential districts also serve as transitional districts between non-residential and single-family residential land uses.

Additionally, medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; IH 10 East to the west and East Houston Street to the north. There is also access to VIA bus stops along East Houston Street.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2009-098

Council District 2

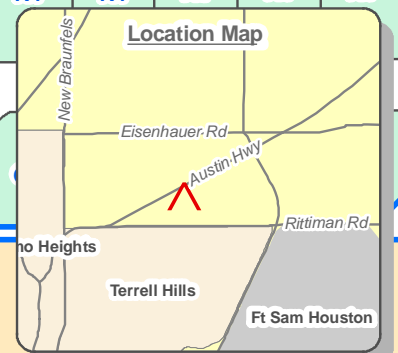
Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 08694 - Block 000 - S Irr 283.25 ft of Lot 17 and portions of Lots 16 and 16A

Legend

- Subject Property (4.281 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(04/29/2009 - E Hart)

CASE NO: Z2009098

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009 Zoning Commission continuance (Applicant's Request) from May 19, 2009.

Council District: 2

Ferguson Map: 583 E4

Applicant Name: **Owner Name:**

Cooper-Dudley, LLC Cooper-Dudley, LLC

Zoning Request: From "PUD R-6" Planned Unit Development Residential Single Family District to "MF-40" Multi-Family District.

Property Location: 4.281 acres out of Tract 16 and Tract 17, NCB 8694

6400 Block of North Vandiver Road

Southwest corner of North Vandiver Road and Seidel Road, approximately 950 feet south of the intersection of Vandiver Road and Austin Highway

Proposal: To allow for multi-family development

Neigh. Assoc. Wilshire Village Neighborhood Association

Neigh. Plan Northeast Inner Loop Neighborhood Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Denial of "MF-40" Multi-Family District, with an alternate recommendation of "MF-25" Multi-Family District. An "MF-25" district designation may be applied to property in a residential neighborhood that is proposed to contain a mixture of single family and multi-family uses or in an area for which limited density multi-family use is desired.

The proposed 4.281 acre development is located in northeast San Antonio within the southwest quadrant of North Vandiver Road and Austin Highway. The site is currently undeveloped and was annexed in April of 1947. The project site was zoned "F" Local Retail at annexation, converting to "C-2" Commercial District upon adoption of the 2001 Unified Development Code. In December of 2007, the 4.281 acre site was granted a zoning change from "C-2" Commercial District to "PUD R-6" Planned Unit Development Residential Single-Family District. "C-2" Commercial District zoning currently exists to the west of the proposed development and to the north across Seidel Road. Property to the east across North Vandiver Road is zoned "R-4" Single-Family Residential District. Property to the south is zoned "R-4" Single-Family Residential District. Land uses immediately adjacent to the proposed development consist of a retail shopping center to the west and a school facility to the north across Seidel Road. There are single-family dwellings to the east across North Vandiver Road and to the south. There is a 15 foot wide alley located to the south, which separates the proposed 4.281 acre development from an adjacent "R-4" Single-Family Residential District.

The applicant has applied for the zoning change in order to develop a multi-family development. The requested High-Density Residential zoning district is supported by the Northeast Inner Loop Neighborhood Plan. However, due to the lack arterial frontage, "MF-40" is not appropriate density for this location. The requested "MF-40" zoning would allow for a density of up to 170 single-family units on 4.281 acres and would significantly impact the existing residences and neighborhood. Staff believes that if there is concern regarding the potential density, "MF-25" zoning is a viable option that would limit the potential units to 107. The "MF-25" Multi-Family District can function as a compatible transition between medium and low density residential and commercial uses.

CASE NO: Z2009098

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009098

Address: 4.281 Acres Out of NCB 8694, Lot S

Existing Zoning: PUD R6

Requested Zoning: MF-40

Registered Neighborhood Association(s): Wilshire Village Neighborhood Association

Neighborhood/Community/Perimeter Plan: Northeast Inner Loop Neighborhood Plan

Future Land Use for the site: High Density Residential

Analysis:

According to the Northeast Inner Loop Land Use Plan, the subject property is designated as High Density Residential use. The surrounding land uses are Low Density Residential to the south and to the east, Community Commercial to the west, and Parks/Open Space to the north. High Density Residential Development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. It can function as a compatible transition between medium and low density residential and higher intensity commercial uses. This form of development should be located along collectors, arterials, or highways. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

The requested High-Density Residential zoning district is supported by the adopted plan. However, due to the lack arterial frontage, MF-40 is not appropriate density for this location. According to the Major Thoroughfare Plan, neither Seidel nor S. Vandiver Road is a major thoroughfare.

Alternate Recommendation:

A High Density Residential use with less density is more suitable for this location. A MF-25 zoning district will be a better transition from single family uses to the south and to the east to high intensity commercial uses to the west and north along the Austin Highway corridor.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☐ Approval

☐ Denial

☒ Alternate Recommendation for MF-25

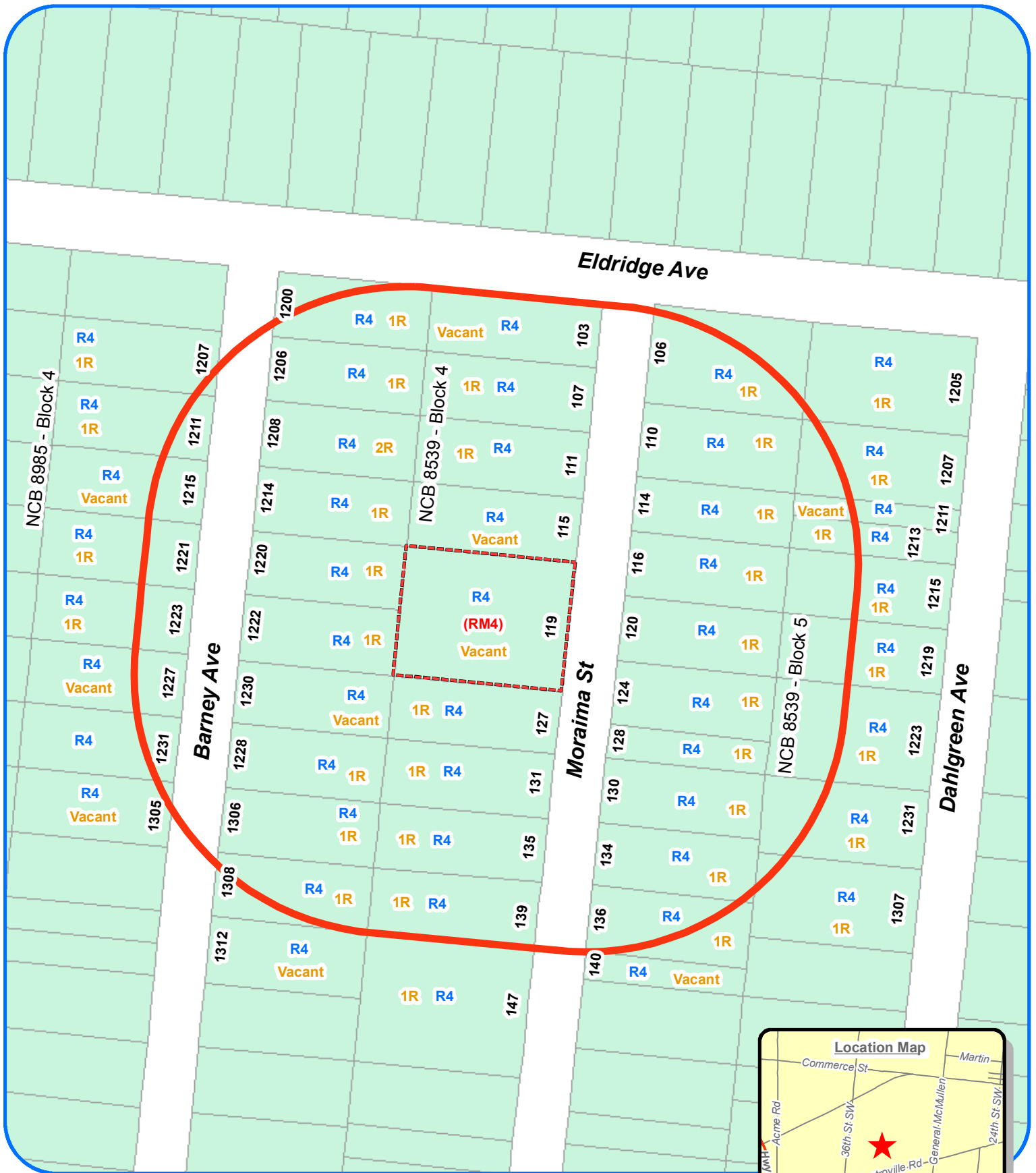
Reviewer: John Osten

Title: Sr. Planner

Date: 04/27/2009

Manager Review: Nina Nixon-Mendez

Date:



Zoning Case Notification Plan

Case Z-2009-102

Council District 6

Scale: 1" approx. = 100'

Subject Property Legal Description(s): NCB 8539 BLK 4 LOT 19 THRU 22

Legend

- Subject Property (0.2801 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(04/28/2009 - P Trinkle)

CASE NO: Z2009102

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009

Council District: 6

Ferguson Map: 615 B6

Applicant Name:

Owner Name:

Miguel Hernandez

Miguel Hernandez

Zoning Request: From "R-4" Residential Single-Family District to "RM-4" Residential Mixed District.

Property Location: Lot 19, Lot 20, Lot 21 and Lot 22, Block 4, NCB 8539

119 Moraima Street

On the northwest side of Moraima Street, southwest of Eldridge Avenue.

Proposal: To allow for a two-family dwelling

Neigh. Assoc. Los Jardines Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

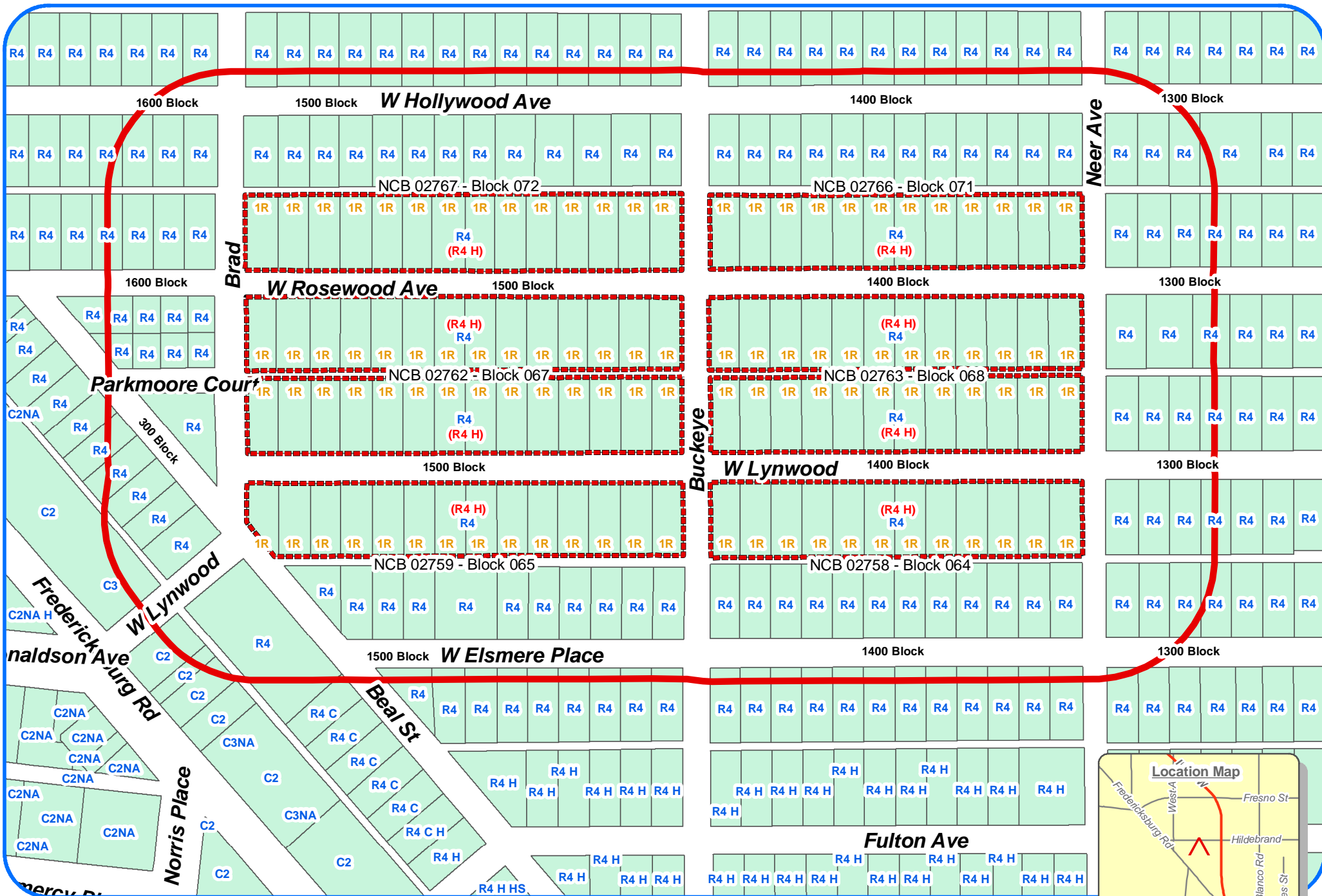
Approval

The 0.2801 acre site is located on the southwest side of San Antonio, on the west side of Moraima Street and south of Eldridge Avenue. The site is currently undeveloped and was annexed in August of 1944. Upon adoption of the 2001 Unified Development Code, the existing "R-4" Residential Single-Family District converted from the previous "R-7" Small Lot Residence District. "R-4" Residential Single-Family District zoning surrounds the subject property to the northeast, southwest, northwest and to the southeast across Moraima Street. The site is within the Los Jardines Neighborhood Association.

The current "R-4" zoning permits single-family residential units on lots with a minimum area of 4,000 square feet per unit. The requested "RM-4" zoning also allows single-family units, but it also allows for duplexes, triplexes and quadraplexes. The applicant is proposing a development consisting of a two-family dwelling. A two-family dwelling in the "RM-4" Residential Mixed District requires a minimum of 7,920 square feet. The 0.2801 acre site measures approximately 12,200 square feet and a rezoning to "RM-4" would allow up to a three-family dwelling on the property.

Staff believes the requested zoning would help to promote infill development in this area. The RM-4 Residential Mixed District provides design flexibility while preserving the neighborhood character. It can be composed mainly of areas containing a mixture of single-family dwellings, two-family dwellings and multi-family dwellings. Furthermore, the City of San Antonio Master Plan Policy promotes infill development inside the 410 Loop.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2009-103

Subject Property Legal Description(s): 104 Properties (See Attached)

Legend

Subject Property (14.4 Acres)
 200' Notification Buffer
 Current Zoning **TEXT**
 Requested Zoning Change **(TEXT)**
 100-Year FEMA Floodplain

Council District 1
 Scale: 1" approx. = 200 Feet



Planning & Development Services Dept
 City of San Antonio
 (05/04/2009 - E Hart)

CASE NO: Z2009103 H

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009

Council District: 1

Ferguson Map: 582 A7

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

Multiple Owners

Zoning Request: From "R-4" Residential Single-Family District to "H R-4" Residential Single-Family, Los Angeles Heights/Keystone Historic District.

Property Location: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 64, NCB 2758; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 65, NCB 2759; All of NCB 2762; All of NCB 2763; Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24, Block 71, NCB 2766 and Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Block 72, NCB 2767

The 1400 Block and 1500 Block (both sides) of West Rosewood Avenue and the 1400 Block and 1500 Block (both sides) of West Lynwood Avenue

West Rosewood Avenue and West Lynwood Avenue generally bound by Brad to the west and Neer Avenue to the east

Proposal: To Designate a Historic District (Los Angeles Heights/Keystone Historic District)

Neigh. Assoc. Los Angeles Heights - Keystone Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required until new development occurs.

Staff Recommendation:

Approval

The Office of Historic Preservation recommends a Historic District for the area known as Los Angeles Heights/Keystone based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. The subject properties are located on both sides of the 1400 and 1500 Blocks of West Rosewood Avenue and both sides of the 1400 and 1500 Blocks of West Lynwood Avenue and are generally bound by Brad to the west and Neer Avenue to the east. All properties in this general area have single-family residential uses. The Near Northwest Community Plan calls for Urban Low Density Residential land use for the subject properties. The request to designate this location as Historic is consistent with the goals and objectives of the Near Northwest Community Plan. On April 15, 2009 the Historic and Design Review Commission concurred with Staff and is recommending approval of a Historic District.

The subject properties are part of the original 1936 city limits. All properties in the subject area have existing residential structures. These subject properties were zoned "B" Residence District. In 2002 following the adoption of the Unified Development Code, the existing R-4 zoning converted from the previous B zoning. Property to the north along West Hollywood Avenue is zoned R-4 Residential Single-Family District. Property to the east across Neer Avenue and to the west across Brad is zoned R-4 Residential Single-Family District. Property to the south along West Elsmere Place is zoned R-4 Residential Single-Family District. Land uses immediately adjacent to the subject properties consist of single-family homes to the north, south, east, and west.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark

CASE NO: Z2009103 H

Final Staff Recommendation - Zoning Commission

designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215



Z2009103

CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

April 15, 2009

HDRC CASE NO: 2009-090

ADDRESS: 1402 -1555 W Rosewood & 1402-1555 W
Lynwood

LEGAL DESCRIPTION:

PUBLIC PROPERTY:

HISTORIC DISTRICT: Proposed Los Angeles Heights Keystone Historic District

LANDMARK:

APPLICANT: San Antonio Historic Preservation Officer P. O. Box 839966, San Antonio,
Texas 78283-3966

OWNER: Various

TYPE OF WORK: Historic District Designation

REQUEST:

The applicant is requesting that the Commission issue a finding of historic significance for the Los Angeles Heights/ Keystone Historic District. The applicant is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of this area as Los Angeles Heights Keystone Historic District. A petition in favor of the district extension has been signed by 52.0% of property owners within the proposed district extension boundaries.

The proposed district extension is shown on the accompanying map and contains the following properties:

NCB 2758 BLK 64 LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
NCB 2759 BLK 65 LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
NCB 2762 BLK 67 LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24,
25, 26, 27, 28
NCB 2763 BLK 68 LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
NCB 2766 BLK 71 LOT 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
NCB 2767 BLK 72 LOT 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28

RECOMMENDATION:

The Office of Historic Preservation received a formal nomination of the Los Angeles Heights/Keystone Historic District. Petitions in favor of the district designation have been signed by 52.0% of property owners within the proposed district boundaries. Staff recommends the HDRC approve a Finding of

Office of Historic Preservation
Tel: (210) 207-7991

1901 S. Alamo

San Antonio, Texas 78204
Fax: (210) 207-7897

Historic Significance for this historic district and recommend approval of the designation to the Zoning Commission and City Council.

The proposed district is shown on the accompanying map. The boundaries include the properties within the 1400 and 1500 blocks of W. Rosewood and W. Lynwood as follows: (refer to accompanying exhibit for further information)

NCB 2758, Block 64, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12;

NCB 2759, Block 65, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14;

NCB 2762, Block 67, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28;

NCB 2763, Block 68, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24;

NCB 2766, Block 71, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24;

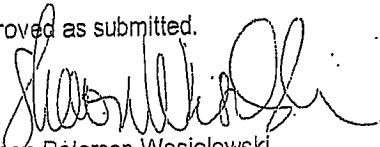
NCB 2767, Block 72, Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28.

Originally known as Keystone Park Addition on San Antonio's near northwest side, the neighborhood was platted between 1908 and 1910 by Clifton George. Little growth occurred until the 1920s, when developer L.E. Fite began construction of homes within the first phase of the neighborhood. Fite, the so called "Sub-Division Man" of San Antonio was a prolific developer in the early twentieth century and was responsible for 29 subdivisions around the city.

The homes within the proposed Los Angeles Heights/Keystone Historic District were designed primarily in the Tudor Revival style, popular in the early twentieth century. Characteristic features include dominant cross gables on the facades, steeply pitched roofs, large chimneys, and arched entryways. Many of the homes are clad with brick, stone, or stucco. The area remains a cohesive and intact neighborhood indicative of early twentieth century suburban development.

COMMISSION ACTION:

Approved as submitted.



Sharon Peterson Wasielewski
Historic Preservation Officer

**LOS ANGELES HEIGHTS/KEYSTONE NEIGHBORHOOD
ASSOCIATION**

P.O. Box 5179
San Antonio, TX. 78201
www.laheightskeystone.com

President
Patricia Doria
Phone: (210) 279-8912
Email: patricia@laheightskeystone.com

Vice President
Lea M Rodriguez
Phone: (210) 286-7214
Email: lea@laheightskeystone.com

September 19, 2008

Office of Historic Preservation
Elizabeth Porterfield
1901 S. Alamo
San Antonio, TX. 78204

Ms. Porterfield:

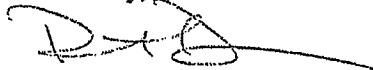
The Los Angeles Heights/Keystone Neighborhood Association would like to ask the Historic Preservation Department thru the City of San Antonio to accept this letter as the request to proceed with Historic Designation for the 1400 and 1500 blocks of West Rosewood and Lynwood.

It is our understanding that a survey of this area has been completed and that the process to become Historical could take up to one year.

The residents of Rosewood and Lynwood have already had a petition signed from those residents that are in favor of becoming historical and have 51% of them in favor.

Should you and or your department be in need of anything further, please feel free to contact me at the number listed above.

Sincerely,



Patricia Doria
President
Los Angeles Heights/Keystone
Neighborhood Association

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009103

Existing Zoning: R4

Requested Zoning: R4-H

Registered Neighborhood Association(s): Los Angeles Heights/ Keystone Neighborhood

Neighborhood/Community/Perimeter Plan: Near Northwest Community Plan

Future Land Use for the site: Urban Low Density Residential

Other Comments:

The request for Historic Designation is a result of the petition from residents and the neighborhood association, and is supported by the Office of Historic Preservation based on their research and findings.

Analysis:

The Office of Historic Preservation is requesting a zoning change from R4 to R4-H for multiple properties located in the Los Angeles Heights/ Keystone Neighborhood. The Historic Preservation Office has recommended a "finding of historic significance" for this area, and 52% of property owners within the proposed district boundary have petitioned for this designation.

The boundary includes the properties within the 1400 and 1500 blocks of W. Rosewood and W. Lynwood as shown on the attached maps, and is within the Near Northwest Community Plan. The plan encourages historic district designation as section 3.3.2 states, "Investigate the designation of individual historic landmarks or historic districts within the planning area."

The future land use for this area is designated Urban Low Density Residential, and is compatible with the R4 zoning classification. The base zoning will not change with this proposed designation and, therefore, a land use amendment is not required.

Staff recommends approval of the request as submitted.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing.

Staff Recommendation:

☒ Approval as submitted

☐ Approval pending a plan amendment

☐ Denial

☐ Alternate Recommendation:

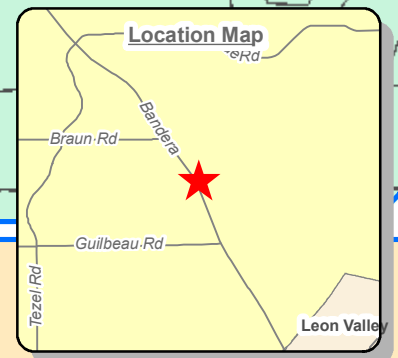
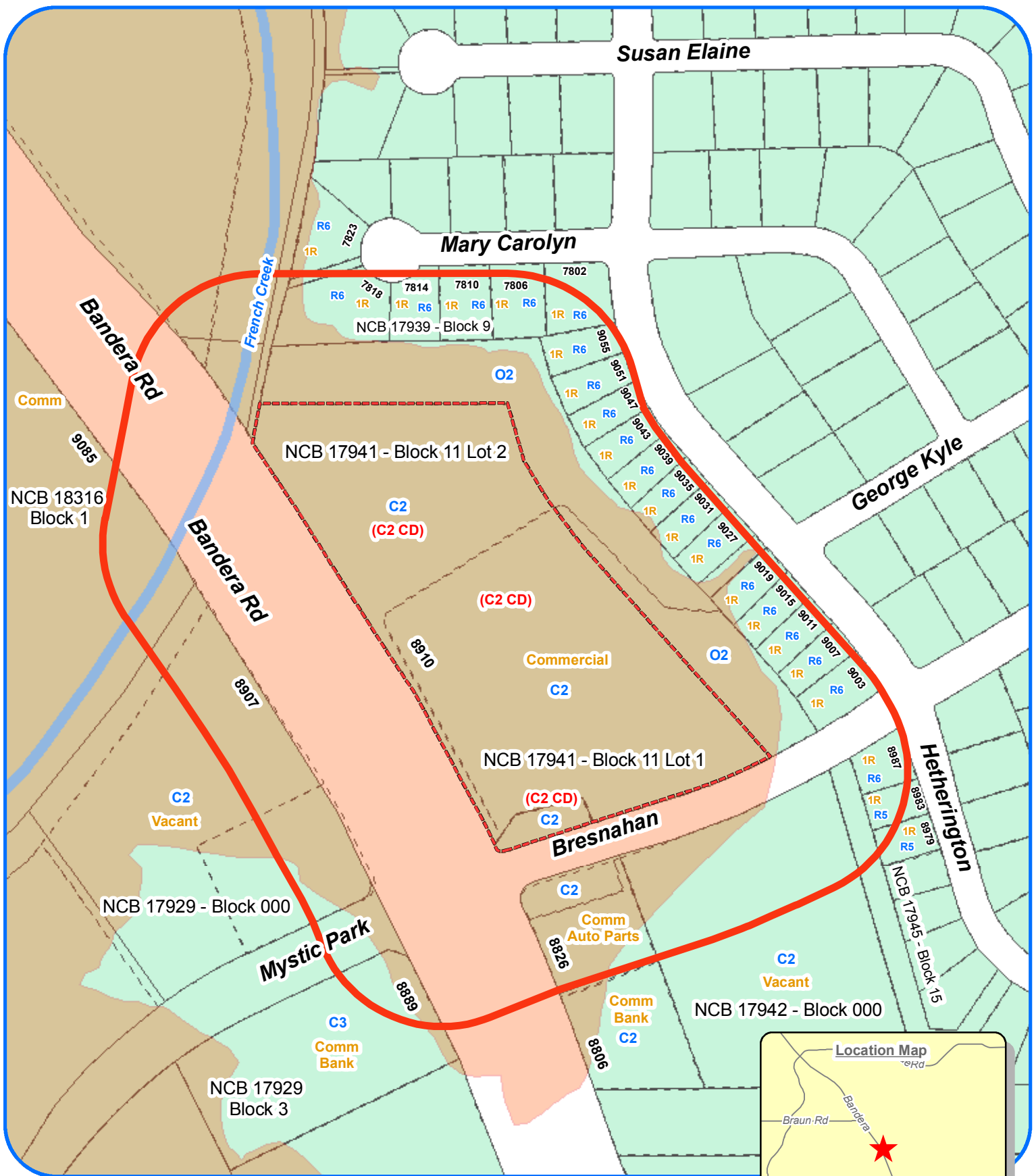
Reviewer: Gary Edenburn

Title: Senior Planner

Date: 5/1/09

Manager Review: Andrea Gilles

Date: 5/6/09



Zoning Case Notification Plan

Case Z2009-104 CD

Council District 8

Scale: 1" approx. = 200'

Subject Property Legal Description(s): NCB 17941 Block 11 Lots 1 & 2

Legend

Subject Property	 	(6.80 Acres)
200' Notification Buffer	 	
Current Zoning	TEXT	
Requested Zoning Change	(TEXT)	
100-Year FEMA Floodplain	 	



Planning & Development Services Dept
City of San Antonio
(05/05/2009 - P Trinkle)

CASE NO: Z2009104 CD

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009

Council District: 8

Ferguson Map: 547 D6

Applicant Name:

Owner Name:

Reagan & Juarez (C/O Paul Juarez)

JAG-8910 Bandera, LLC

Zoning Request: From "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for a Funeral Home or Undertaking Parlor.

Property Location: 6.80 acres out of Lot 1 and Lot 2, Block 11, NCB 17941(CB 4017)

8910 and 9060 Bandera Road

Intersection of Bandera Road and Bresnahan Road

Proposal: To allow for a funeral home or undertaking parlor

Neigh. Assoc. French Creek Village Home Owners Association

Neigh. Plan Huebner/Leon Creek Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

Since this is a request to apply a conditional use without changing the base zoning district, and Bandera Road is a Primary Arterial "Type A", a commercial arterial with similar intensity commercial uses, the requested zoning change is consistent with the Huebner/Leon Creek Community Plan land use plan. Furthermore, the applicant included with the application a letter of support from the French Creek Village Neighborhood Association.

The subject property is located on the northwest side of San Antonio; on the northeast corner of Bandera Road and Bresnahan Road. The subject property was annexed in December of 1985, totals 6.80 acres and is currently occupied by a shopping center with retail businesses and vacant land. The existing shopping center has three commercial buildings that measure approximately 46,297 square feet and were constructed in 2006. The subject property was zoned Temporary "R-1" Single Family Residence District at annexation. In May of 1986, the 6.80 acre site was part of an 8.557 acre site that was granted a zoning change from Temporary "R-1" Single Family Residence District to "O-1" Office District and "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the existing "O-2" Office District and "C-2" Commercial District zoning converted from the previous "O-1" Office District and "B-2" Business District. Surrounding zoning includes "O-2" Office District to the north and northeast with "C-2" Commercial District across Bresnahan Road to the southeast and across Bandera Road to the southwest. There are more commercial uses along Bandera Road. The subject property is within the French Creek Village Home Owners Association and within the Huebner/Leon Creek Community Plan.

The applicant is requesting a Conditional Use to allow a Funeral Home. A Funeral Home is identified in the Unified Development Code as a use requiring a minimum zoning district of "C-3" General Commercial District to be allowed by-right. In accordance with Section 35-422, Table 422-1 of the Unified Development Code, any use allowed by right in "C-3" General Commercial District may be allowed as a Conditional Use in "C-2" Commercial District. Furthermore, the applicant will maintain the "O-2" zoning in place to the east of the

CASE NO: Z2009104 CD

Final Staff Recommendation - Zoning Commission

property in order to have a buffer between the commercial uses and the residential neighborhood to the east and north of the subject property.

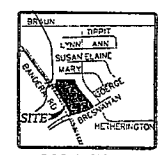
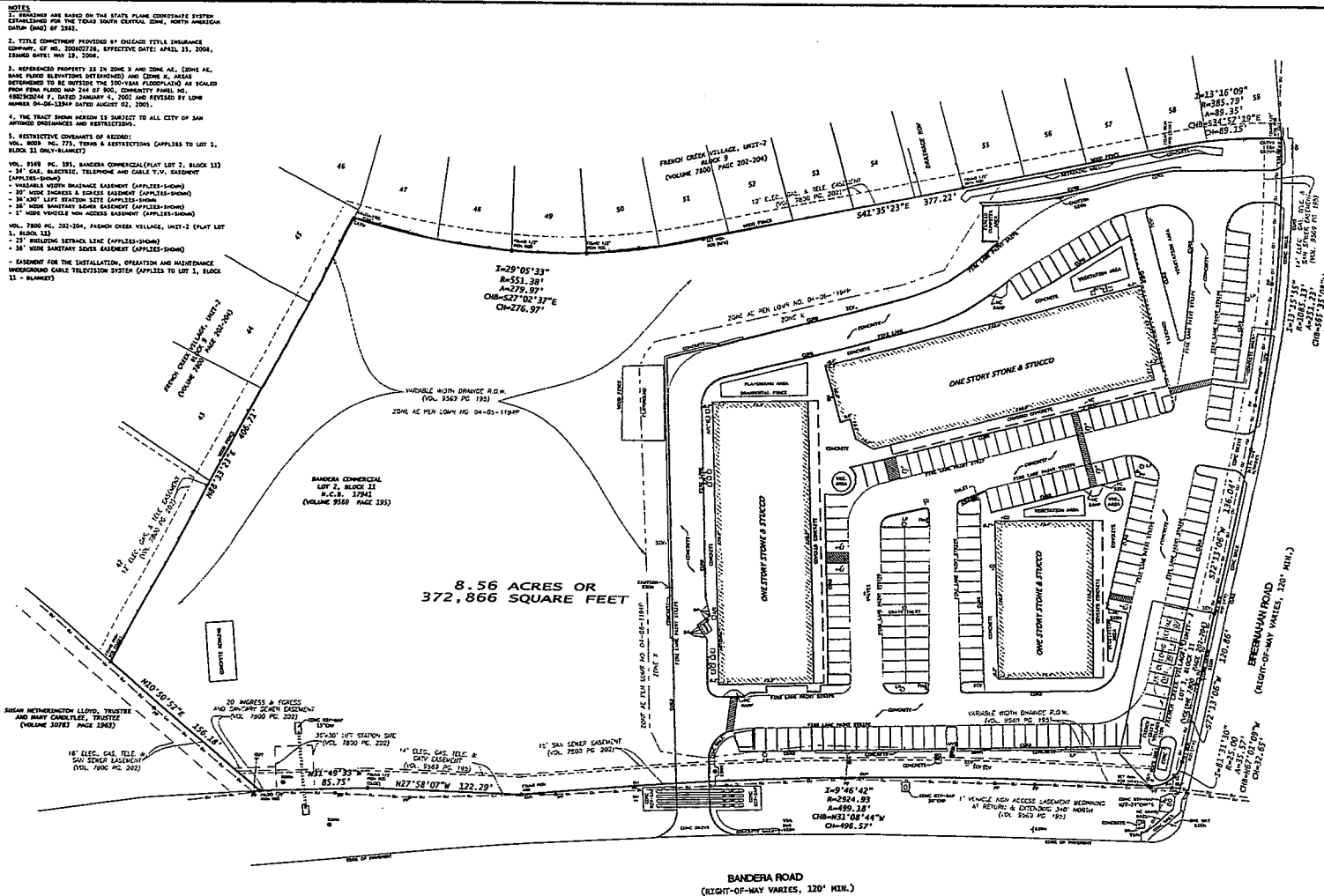
One of the existing buildings would be utilized for the proposed service, and no new buildings are proposed to be erected for this project. The funeral home would be isolated within the 10,752 square foot building, and would facilitate the adaptive reuse of the existing vacant building. According to the applicant, there would be a sales office with cremation services that would not be used as a source to other funeral homes. Funeral home, typically a "C-3" use, would be appropriate for this location as a conditional use in "C-2" zoning. All funeral homes must be properly licensed as determined by the Texas Funeral Service Commission and a single certificate of occupancy shall be required for all funeral home services.

City Council has requested that this case be expedited. It is scheduled to be considered by City Council on June 4, 2009.

CASE MANAGER : Pedro Vega 207-7980

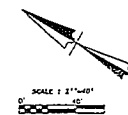
Z2009104CD

- NOTES**
1. REVISIONS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS COUNTY CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
 2. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, OF MO. 2000272A, EFFECTIVE DATE: APRIL 23, 2008, ISSUED DATE: MAY 13, 2008.
 3. REFERENCED PROPERTY IS IN ZONE 3 AND ZONE 4E, (ZONE 4E, BARE PLAIN BLINDING DETACHED) AND ZONE 4E, JASAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FIRM PLANS AND 244 OF 800, COMMUNITY FIRM NO. 85020244 F, DATED JANUARY 4, 2002 AND REVISED BY LOW NUMBER 08-06-1584 DATED AUGUST 02, 2005.
 4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO ORDINANCES AND RESTRICTIONS.
 5. RESTRICTIVE COVENANTS OF RECORD:
VOL. 8055 PG. 773, TOWNS & RESTRICTIONS (APPLIES TO LOT 1, BLOCK 11 ONLY-HIGHLIGHT)
VOL. 1589 PG. 301, BANDERA COMMERCIAL (PLAT LOT 2, BLOCK 11)
- 34" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (APPLIES-SHOW)
- VARIABLE WIDTH DRAINAGE EASEMENT (APPLIES-SHOW)
- 16" SIDE DRAINAGE & 16" SIDE DRAINAGE (APPLIES-SHOW)
- 34" SIDE DRAINAGE & 34" SIDE DRAINAGE (APPLIES-SHOW)
- 16" SIDE DRAINAGE & 16" SIDE DRAINAGE (APPLIES-SHOW)
- 1" SIDE VEHICLE NON-ACCESS EASEMENT (APPLIES-SHOW)
VOL. 7800 PG. 202-204, FRENCH CREEK VILLAGE, UNIT-2 (PLAT LOT 2, BLOCK 11)
- 23" BELLING SETBACK LINE (APPLIES-SHOW)
- 16" SIDE SHARPER SLOPE EASEMENT (APPLIES-SHOW)
- EASEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE UNDERGROUND CABLE TELEVISION SYSTEM (APPLIES TO LOT 1, BLOCK 11 - HIGHLIGHT)



LOCATION MAP
NOT-TO-SCALE

ADDRESS: 8510 BANDERA ROAD
SAN ANTONIO, TEXAS



- LEGEND**
- 1/2" IRON ROD OR AS NOTED
 - O.P.R. OFFICIAL PUBLIC RECORDS OF TEXAS COUNTY, TEXAS
 - O.P.R. DEED AND PLAT RECORDS OF TEXAS COUNTY, TEXAS
 - PP, POWER POLE
 - GV, GUY WIRE
 - EM, ELECTRIC METER
 - GM, GAS METER
 - GV, GAS VALVE
 - TP, TYPED, TELEPHONE PEDESTAL
 - WM, WATER METER
 - WV, WATER VALVE
 - CD, CLEAN OUT
 - UE, UNDERGROUND ELECTRIC
 - LP, LIGHT POLE
 - HC, HANDICAP PARKING
 - OVERHEAD ELECTRIC
 - TSR, TRAFFIC SIGNAL BOX
 - MB, MAILBOX
 - TSR, TRAFFIC SIGNAL POLE
 - BP, BALLAD POST
 - ICV, IRRIGATION CONTROL VALVE
 - SSM, SANITARY SINKER MANHOLE
 - SDMH, STORM DRAIN MANHOLE

PARKING SPACES

- 6 HANDICAP SPACES
- 122 REGULAR SPACES

BANDERA ROAD
(RIGHT-OF-WAY VARIES, 120' MIN.)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY TO: REGIONS BANK, CHICAGO TITLE INSURANCE COMPANY AND AG-8310 BANDERA, LLC
I, TERESA A. SEIDL, DO HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, AND THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005, AND INCLUDES FEES 3-4, 754.3-39 AND 131A(1) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, AND NSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

ALTA/ACSM LAND TITLE SURVEY OF

8.56 ACRES OR 372,866 SQUARE FEET OF LAND AND BEING ALL OF LOT 2, BLOCK 11, N.C.B., 17841, BANDERA COMMERCIAL, SUBDIVISION OF RECORD IN VOLUME 5569 PAGE 195, PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 1, BLOCK 11, FRENCH CREEK VILLAGE, UNIT-2, SUBDIVISION OF RECORD IN VOLUME 7800 PAGE 202-204, PLAT RECORDS OF BEXAR COUNTY, TEXAS

JOB NO. 09-003
DATE: 05/05/08
DRAWN: T.A.S. CHECKED: T.A.S.
SHEET NUMBER:

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009104

Existing Zoning: O-2 & C-2

Requested Zoning: O-2 & C-2 CD (Conditional Use for Funeral Home with Embalming Room)

Registered Neighborhood Association(s): French Creek Village within 200 ft.

Neighborhood/Community/Perimeter Plan: Huebner/Leon Creeks Community Plan

Future Land Use for the site: Community Commercial

Analysis:

The subject property is located at the northeast corner of Bandera Road and Bresnahan Road. The east side of Bandera Road is within the plan area; however the west side is out of the plan area. The subject property is occupied by a shopping center with various community oriented retail businesses. Immediately north of the subject site is vacant. There are single family residential uses to the east of the subject property. There are more commercial uses along Bandera Road.

This portion of Huebner/Leon Creeks Community Plan area is designated for Community Commercial land use for the future developments. Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. The applicant's request is to maintain the current zoning with a conditional use designation for a funeral home/undertaking parlor with embalming room. A portion of the existing structures will be utilized for this service, and no new structure will be erected for this project.

Since this is only a conditional use request and Bandera Road is a Primary Arterial " Type A" , a commercial arterial with similar intensity commercial uses, the requested zoning change is consistent with the land use plan. It is also recommended to maintain the O-2 zoning in place to the east of the property in order to have a buffer between the commercial uses and the residential neighborhood to the east and north of the subject property. Furthermore, the applicant included with the application a letter of support from the French Creek Village Neighborhood Association.

Staff recommends approval of the request as submitted.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing.

Staff Recommendation:

☒ Approval as submitted

☐ Approval pending a plan amendment

☐ Denial

☐ Alternate Recommendation:

Reviewer: John Osten

Title: Senior Planner

Date: 5/5/09

Manager Review: Andrea Gilles

Date: 5/7/09



Zoning Case Notification Plan

Case Z2009105

Council District 5

Scale: 1" approx. = 200'

Subject Property Legal Description(s): NCB 2210 BLK 3 LOT 22

Legend

- Subject Property (0.2228 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(05/12/2009 - P Trinkle)

CASE NO: Z2009105

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009

Council District: 5

Ferguson Map: 616 C4

Applicant Name:

Rachel Monreal

Owner Name:

Rachel Monreal

Zoning Request: From "R-4" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District.

Property Location: Lot 22, Block 3, NCB 2210

811 Perez

On the north side of Perez Street, between Colorado Street and North Brazos Street

Proposal: To allow a parking lot

Neigh. Assoc. Gardendale Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval.

The subject property is approximately 0.2 of an acre of undeveloped land, located on the north side of Perez Street between Colorado Street and North Brazos Street. The property is located within the 1938 City Limits, and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous zoning converted to "I-1" General Industrial District. In a 2003 City-initiated comprehensive rezoning case, the subject property was rezoned from "I-1" to "R-4" Residential Single-Family District. Surrounding zoning on abutting properties includes "C-3" General Commercial District to the west, "R-4" to the north and east, with "I-1" to the northeast, east, and south. Other surrounding zoning includes "IDZ" Infill Development Zone along the east side of North Colorado Street; "I-1" along the west side of North Colorado Street; with "R-4" and scattered "MF-33" Multi-Family District to the north, west, and south along Leal Street, Perez Street, and Eddie Wessley. Surrounding land uses consist primarily of single-family residences, churches, and vacant lots; with warehouse and commercial uses located along North Colorado Street.

Staff finds the requested "C-2NA" zoning to be appropriate for the subject property due to the surrounding land uses and zoning. Although the property is located on a predominately residential block, there is intense commercial and industrial zoning abutting and adjacent to the subject property. Staff feels that other surrounding residential uses would be protected by landscape buffer and building setback requirements that will apply to the subject property should the requested zoning be approved. The applicant's stated proposed use is a non-commercial parking lot that will be used by employees of the adjacent business. By providing increased off-street parking for the business, Perez Street will be more accessible for surrounding residents. Furthermore, should the applicant choose to develop the property for some other use, the lot size, alcohol restrictions, and applicable development standards would continue to limit the impact of any permitted commercial use.

CASE MANAGER : Micah Diaz 207-5876



Zoning Case Notification Plan

Case Z-2009-106 S

Council District 3

Scale: 1" approx. = 300 Feet

Subject Property Legal Description(s): NCB 11175 - Block 1 - Lots 3, 4, and 5

Legend

- Subject Property (20.00 Acres) ■■■■■■■■■■
- 200' Notification Buffer —————
- Current Zoning TEXT
- Requested Zoning Change TEXT
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(05/05/2009 - E Hart)

CASE NO: Z2009106 S

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009

Council District: 3

Ferguson Map: 683 C2

Applicant Name:

Owner Name:

Mission Road Foundation, Inc. Attn: Toby Summers

Mission Road Foundation, Inc. Attn: Toby Summers & Independence Square Inc. Attn: Philin Benson

Zoning Request: From "H C-1 RIO-6" Light Commercial Mission Historic River Improvement Overlay District-6 to "H C-3NA S RIO-6" General Commercial Mission Historic River Improvement Overlay District-6, Non-Alcoholic Sales with a Specific Use Authorization for a Human Services Campus.

Property Location: Lots 3, 4 and 5, Block 1, NCB 11175

8706 and 8708 Mission Road

On the north side of Mission Road between Emilio Guerra to the east and 99th Street to the west

Proposal: To conform zoning with existing land use and to allow future expansions

Neigh. Assoc. None

Neigh. Plan Stinson Airport Vicinity Land Use Plan

TIA Statement: A Level 1 Traffic Impact Analysis has been submitted.

Staff Recommendation:

Approval

The subject property is occupied by the Mission Road Developmental Center which has frontage along Mission Road. It was established in 1954 and consists of approximately 20 acres. This center serves both children and adults with mental and developmental disabilities. The property is adjacent to R-6 zoning to the north, west and east and I-1 and NP-10 zoning to the south. The surrounding land uses consist of undeveloped land to the north and west; vacant land and a residential dwelling to the east and vacant land and the Stinson Municipal Airport to the south.

The applicant's request would allow the current use to be in conformance with zoning and allow future expansions on the subject property. The existing facility is approximately 62,000 square feet. A facility of this size is not allowed in the C-1 District, deeming the current structures non-conforming. The B-1 District was converted to C-1 upon adoption of the 2001 Unified Development Code. The C-3 zoning request would alleviate the C-1 development constraints, which requires a maximum building size of 5,000 square feet for individual buildings and an aggregate of 15,000 square feet as well as parking in the rear of the principal use or building.

A significant amount of I-1 zoning exists within the vicinity of the subject property. The C-3 General Commercial District with a Specific Use Authorization for a Human Services Campus would be appropriate and compatible at this location and would accommodate the existing and proposed uses within the 20 acre site. The Stinson Airport Vicinity Land Use Plan calls for Public/Institutional land use for the subject property. A small portion of the property also calls for Parks/Open Space. Public/Institutional land uses include public, quasi-public, utility company and institutional uses. Staff has determined that the proposed zoning is consistent with the Stinson Airport Vicinity land use plan.

CASE NO: Z2009106 S

Final Staff Recommendation - Zoning Commission

City Council has requested that this case be expedited. It is scheduled to be considered by City Council on June 4, 2009.

CASE MANAGER : Brenda Valadez 207-7945

San Antonio River: Mission / Vision Statement

Within its city limits, the San Antonio River is 18 miles in length. In some respects, the River defines the city. One's experience of the River changes in different parts of the city. As large parts of the River are improved and adjacent development occurs, the River will change. The River Commission has adopted the following Mission and Vision statements to be used as a universal lens by which all future River-related decisions are viewed:

Vision Statement: The San Antonio River will be a fully linked linear park that unifies the city and serves as a community gathering place for all to enjoy. The River will have many special places and uses; some active, some quiet. Each will be unique, genuine, and vary by design.

Guiding Principles:

1. **Community Access:** Community access to the River and its public spaces should be provided and encouraged.
2. **Environment:** The public spaces of the River will celebrate the natural environment, where wildlife and aquatic species flourish. The public areas of the River will be protected from intrusive commercial activities which diminish the experience along the River corridor.
3. **Surrounding Land Uses/Development:** Development activity occurring along the banks will be in keeping with the unique character of the River at that location. Land uses will also be in keeping with the City Master Plan (Neighborhood and Community Plans). In all cases, development and activity along the banks will not damage the natural environment or ecology of the River or its public spaces, but will enhance the quality of the site and environment.
4. **Adjoining Buildings and Design:** Historical buildings and features along the River will be preserved to help tell the story of what the River has meant to San Antonio over the generations. Where development occurs, buildings will be unique, and incorporate design elements that celebrate the natural or built context of the River at that location.
5. **Private Enterprise:** Policies will encourage existing and new business development and regulate enterprises within these Guiding Principals and Vision.

EXISTING ZONING C1HR106
PROPOSED ZONING C3S NA HR106
CURRENT/PROPOSED USE -
DEVELOPMENTAL CENTER FOR CHILDREN
AND ADULTS WITH MENTAL AND
DEVELOPMENTAL DISABILITIES

OWNER: CITY OF SAN ANTONIO
66.241 ACRES
(VOL. 13605,
PGS. 823-827 O.P.R.)

OWNER: UNITED STATES OF
AMERICA
9.444 ACRES
(SAN ANTONIO MISSIONS
NATIONAL HISTORICAL PARK)
(VOL. 3325,
PGS. 1946-1951 O.P.R.)

OWNER: UNITED STATES
OF AMERICA
1.87 ACRES
(SAN ANTONIO MISSIONS
NATIONAL HISTORICAL
PARK)
(VOL. 2860,
PGS. 2205-2209 O.P.R.)

SCALE: 1"=200'



LEGEND

- OVERALL PROPERTY BOUNDARY
- LOT LINE
- E1** ENTRANCE
- 14** FACILITY NUMBER (REFER TO TABLE)

SITE LAYOUT IS PRELIMINARY. REFER TO TABLE FOR EXISTING AND PROPOSED FACILITY DETAILS. LANDSCAPE BUFFERS TO COMPLY WITH UDC.

IMPERVIOUS COVER

	EXISTING	PROPOSED	TOTAL
BUILDING	62,000 SF	51,200 SF	113,200 SF
PAVEMENT	85,250 SF	19,710 SF	104,960 SF
SIDEWALK	46,240 SF	8,180 SF	54,420 SF
TOTAL IC	193,490 SF	77,690 SF	271,180 SF

PARKING	117 SPACES	41 SPACES	158 SPACES
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	ACRES
LOT 3	0.9048
LOT 4	1.503
LOT 5	17.59
TOTAL	19.99 ACRES

14' ELEC., GAS, TELE. AND CA.TV. EASEMENT
(VOL. 9600, PGS. 203-204 D.P.R.)

LOTS 3-5, BLOCK 1
PLAT NO. 080516
MISSION ROAD MINISTRIES
VOLUME 9600, PAGES 204-211, D.P.R.

I, TOBY SUMMERS FOR MISSION ROAD FOUNDATION, INC., ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

JOB NO. 7204-01
DATE APRIL 2009
DESIGNER AR
CHECKED TM, DRAWN MW
SHEET 1 OF 1

MISSION ROAD MINISTRIES CAMPUS PLAN ZONING EXHIBIT

**PAPE-DAWSON
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISIONS:

Z2009106

Mission Road Ministries

Campus Plan
April 2009
Zoning Exhibit

Building Number	Building Use	GFA (SF)	Existing or Proposed
1	School	13,000	Proposed
2	Chapel	2,000	Existing
3	Foster Group Home	4,400	Existing
4	Foster Group Home	3,000	Existing
5	Foster Group Home	3,000	Existing
6	Foster Group Home	3,000	Existing
7	Swimming Pool	0	Existing
8	Administration Office	2,700	Existing
9	Adult Day Care	3,300	Existing
10	Clinic	1,900	Existing
11	Laundry	2,400	Existing
12	Kitchen/Cafeteria	5,700	Existing
13	Administration Office	4,100	Existing
14	Office/Warehouse	3,400	Existing
15	Gymnasium	3,200	Existing*
16	Staff Training	2,300	Existing
17	Foster Group Home	3,000	Existing
18	Foster Group Home	3,000	Existing
19	Meeting & Laundry	400	Existing
20	Independent Living Townhouse	2,400	Existing
21	Independent Living Townhouse	2,400	Existing
22	Independent Living Townhouse	2,400	Existing
23	Foster Group Home	4,000	Existing**
24	Sport Court	n/a	Existing
25	Sport Field and Jogging Track	n/a	Existing
26	Foster Group Home	3,000	Proposed
27	Foster Group Home	3,000	Proposed
28	Foster Group Home	3,000	Proposed
29	Monument Sign	n/a	Proposed
30	Cafeteria Expansion	2,200	Proposed
31	Community Center	4,000	Proposed
32	Foster Group Home	3,000	Proposed
33	Storage & Maintenance Facility	6,000	Proposed
34	Activity & Laundry Expansion	2,000	Proposed
35	Foster Group Home	3,000	Proposed
36	Foster Group Home	3,000	Proposed
37	Foster Group Home	3,000	Proposed
38	Foster Group Home	3,000	Proposed
39	Soccer Field	n/a	Proposed
40	Perimeter Fence	n/a	Existing to be replaced in future
Total Estimated Buidling Sqare Footage		113,200	
E1	Access/Driveway	n/a	Existing
E2	Access/Driveway	n/a	Existing
E3	Access/Driveway	n/a	Existing
E4	Access/Driveway	n/a	Existing
E5	Access/Driveway	n/a	Proposed

*Planned to be reconstructed into a pavilion

**Planned to Be Demolished in 2009 and rebuilt in the future

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009106

Address: 8706 Mission Rd.

Existing Zoning: C-1 H RIO-6 **Requested Zoning:** C-3S for Human Services Campus NA H RIO-6

Registered Neighborhood Association(s):

Neighborhood/Community/Perimeter Plan: Stinson Airport Vicinity Land Use Plan

Future Land Use for the site: Public/Institutional (a small portion of the property falls in Parks/Open Space)

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Other Comments: The applicant is Mission Road Ministries, a non profit corporation established in 1959 for persons with mental and developmental disabilities. The facility serves both children and adults from within the San Antonio community. The facilities include living facilities in cottages and minimally assisted apartments. The facility also includes day care facilities, learning facilities, a cafeteria, recreational facilities, a chapel and office and maintenance facilities for operation of the center. The majority of the property is designated Public/Institutional land use, while only a small portion of the property falls in Parks/ Open space. Public/institutional uses include public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, transit centers, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals. Human Services Campus meets the definition of Public/Institutional. Staff has determined that the proposed zoning is consistent with the land use plan.

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Nina Nixon-Mendez, AICP **Title:** Planning Manager

Date: 05/08/09

Manager Review: Nina Nixon-Mendez

Date: 05/08/09



Zoning Case Notification Plan

Case Z-2009-107

Council District 3

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 07665 - Block 000 - NE 361.74 ft and SW 353.26 ft of Lot 4 and Part of Lot C

Legend

- Subject Property (5.159 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year FEMA Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(05/18/2009 - E Hart)

CASE NO: Z2009107

Final Staff Recommendation - Zoning Commission

Date: June 02, 2009

Council District: 3

Ferguson Map: 650 F5

Applicant Name:

Lorenzo Triana

Owner Name:

Care Unlimited, L. P.

Zoning Request: From "H I-1" General Industrial Mission Historic District to "H C-2NA" Commercial Nonalcoholic Sales Mission Historic District.

Property Location: 5.159 acres of land out of NCB 7665

952 and 974 East Southcross Boulevard

On the southeast side of East Southcross Boulevard, northeast of Mission Road

Proposal: To allow for a nursing home

Neigh. Assoc. Mission San Jose Neighborhood Appearance and Safety Committee

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Approval

The South Central San Antonio Community Plan allows for "C-2" uses in Mixed Use land use categories. The first goal in the South Central San Antonio Community Plan is Economic Development, and the goal states, "Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents." The approval of this zoning case keeps in spirit with the plan, goals and objectives of the South Central San Antonio Community Plan.

The 5.159 acre site is located on the southeast side of San Antonio, on the southeast side of East Southcross Boulevard and northeast of Mission Road. The site is currently undeveloped and was annexed in September of 1944. Upon adoption of the 2001 Unified Development Code, the existing "H I-1" General Industrial Mission Historic District converted from the previous "H I-1" Light Industry Mission Historic District. Surrounding zoning includes "H I-1" General Industrial Mission Historic District to the northeast and southwest; with "H R-5" Residential Single-Family Historic Mission District and "H RM-4" Residential Mixed Mission Historic District to the southeast. Property across East Southcross Boulevard to the northwest is zoned "H R-6 RIO-5" Residential Single-Family Mission Historic River Improvement Overlay District-5 and "H I-1 RIO-5" General Industrial Mission Historic River Improvement Overlay District-5.

The applicant has applied for H C-2NA zoning in order to allow for a nursing home for the elderly. Staff finds the request to be appropriate given the site's location along East Southcross Boulevard, a major thoroughfare. The "H C-2NA" Commercial Nonalcoholic Sales Mission Historic District is an appropriate downzoning from "H I-1" General Industrial Mission Historic District at this location. The site has been vacant for many years and had previously been utilized as a baseball field. The applicant has two existing nursing home facilities in the community and would like to build a new 46,000 square foot facility with 125 units. The facility must follow the standards and regulations by the Texas Department of Aging and Disabilities and will be required to be certified by the Center of Medicare and Medicaid. The proposed re-use of the existing vacant property would be a substantial improvement to the current conditions of the neighborhood and the

CASE NO: Z2009107

Final Staff Recommendation - Zoning Commission

surrounding area. Because the property is in an historic district, HDRC approval would be required for future development.

The district regulations within the "C-2NA" district are the same as in the "C-2" district, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted. "C-2" districts accommodate commercial and retail uses with some outdoor display of goods.

CASE MANAGER : Pedro Vega 207-7980

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009107

Address: 952 and 974 E. Southcross

Existing Zoning: I-1H

Requested Zoning: C-2NA H

Registered Neighborhood Association(s): Mission San Jose Neighborhood Association

Neighborhood/Community/Perimeter Plan: South Central Community Plan

Future Land Use for the site: Mixed Use

Analysis:

The subject property is approximately 5.159 acres of vacant land; the subject property sits on E. Southcross with Roosevelt Ave. to the east and Mission Rd. to the west. The applicant is seeking a zoning change from I-1H to C-2NA H in order to develop a nursing home.

The future land use in the South Central Community Plan designates this area as Mixed Use. The South Central Community Plan also designates the properties to the north, south, and east, as Mixed Use with Parks and Open Space to the north and west.

The first goal in the South Central Community Plan is Economic Development, the goal states, " Develop and enhance the community' s commercial corridors byimproving streetscape appearances and recruiting businesses to employ and provide goods/services to residents" (pg. 12). Strategy 1.2 for Economic Development is to " Attract investors for vacant landand buildings available for development." Objective 2 encourages rehabilitation of existing homes and the construction of new housing. Strategy 2.1 regarding Infill Housing suggests " construction of all types ofinfill housing on vacant lots throughout the entire community" (pg. 18). Examples ofMixed Use uses are, " a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment" (pg. 10).

The approval of this zoning case keeps in spirit with the plan, goals and objectives of the South Central Community Plan. A nursing home in this area would be an asset to the residents and will bring more business into the area. This area is designated with Historic Zoning Overlay due to the historic significance and characteristics of the structures in the area. Therefore, a new structure should reflect the similar characteristics, to be consistent with the character of the existing historic structures.

Other Comments:

The South Central Community Plan does allow for C-2 uses in Mixed Use land use categories.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Reviewer: Sidra Maldonado

Title: Planner

Date: May 8, 2009

Manager Review: Andrea Gilles

Date: May 11, 2009